

# Highlands of Turkey Canon Ranch Annual HOA Meeting

## Annual Meeting Minutes

[www.htcrhoa.com](http://www.htcrhoa.com)

Tuesday, October 22, 2024 6:30 PM

Home of Jeff and Jenn Johnston

15785 Ridge Ride Pt.

Colorado Springs. CO 80926

### 1. Call to Order/Review of past meeting minutes

Meeting called to order at 6:46 PM.

Quorum verified (16 lots represented in person or via proxy)

Minutes from 2023 Annual meeting reviewed and accepted.

Motion: Susie McClurg Second: Jeff Johnston Vote: Unanimous

### 2. Old Business

#### a. HOA Road Review: repair, snow removal, condition review, tractor

Discussion: HOA roadways are in overall good condition. Improvement projects for 2024 included culvert repair, addition of gravel service areas to Henry Ride in and at the top of the canyon, crackfill for all cracks 1" or less done by Pikes Peak Asphalt and removal of numerous trees whose roots were intruding into the asphalt. Cracks larger than 1" will be repaired in 2025 by PPA. Snow removal is accomplished by residents using HOA tractor. Job is well done and timely. Tractor was damaged in August. Plan is to trade in tractor for new unit with more power. Reserves are adequate for the purchase.

#### b. HOA Trash collection, fees and operation

Discussion: Current dumpster capacity and operation adequate for

forseeable future. Current monthly rate is excellent. Padlock securing dumpster requires occasional replacement.

**c. HOA Entrance Gate; operation and repair**

Gate is working well. Gate is valued for controlling outside parties ingress and egress.

**3. New Business**

**a. Election of Officers-Treasurer (3 year term)**

Election for HOA Treasurer. Jeff Johnston nominated for three year term

Motion: Susie McClurg Second: Doug Woolley Vote Unanimous

**b. Election of Officers-Secretary (3 year term)**

Election for HOA Secretary. Karen Moore nominated for three year term

Motion: Jerry Moore Second: George Wadeson Vote Unanimous

**b. New Business related to HOA**

**1. Discussion of fire risk mitigation**

**Doug Woolley is a member of the Highway 115 Fire Department and has researched fire mitigation strategies and sources of funding extensively on behalf of the HOA. Doug presented a thoughtful overview of issues facing our HOA and the Highway 115 corridor. Doug will continue to research opportunities to lessen fire dangers in the area, including the service road accessing the remote areas of the BLM land.**

**2. New construction update, construction bond review**

**Excavation has commenced on Lot 1 for a new home. Construction timeline is estimated at 18-24 months. A Letter of Credit has been secured on behalf of the HOA for the Lot 1 construction**

**period.**

**b. HTCR 2024 Financial Report/2025 Operating Budget**

Discussion: Jeff Johnston, HOA Treasurer presented the 2024 Financial Report. Total expenditures to date for 2024 total \$40,117 including \$26,989 for HOA roadway crackfill. Reserves and future annual dues collections are adequate to address anticipated operating and capital expenditure needs.

2024 Financial Report accepted and 2025 Operating Budget adopted.

Motion: Doug Woolley Second: Susie McClurg Vote Unanimous

**c. HTCR Developed/Undeveloped Dues for 2025**

Discussion: Developed lot dues of \$1,800 a year and Undeveloped lot dues of \$600 are proposed for 2025. Dues combined with HOA financial reserves will meet anticipated operating and capital expenditures for 2025.

Motion: Doug Woolley Second: Susie McClurg Vote Unanimous

**d. HTCR 2024 Delinquent Dues Report**

Discussion: All dues are current as of Dec. 31, 2024.

**e. 2024 HOA Expense Reimbursement (s)**

Mark McClurg reported that he had been reimbursed \$1,240 for expenses incurred on behalf of the HOA.

**f. BLM Land access, Other new business.**

Discussion: BLM access through TCR HOA is preserved by easement for all owners of property in the Highlands. Two property owners with property contiguous to the easement access have attempted to limit access to the BLM area. We will work with representatives of the TCR HOA to resolve these access issues appropriately. Access will be preserved.

**4. Adjournment**

**Mark McClurg, President**

Meeting adjourned at 8:50 PM.