

# Highlands of Turkey Canon Ranch HOA

## Annual Meeting Minutes

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

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

Meeting called to order November 11, 2025 at 6:39 pm at the home of Jeff and Jennifer Johnston.

Quorum verified (14 lots represented in person or via proxy)

Minutes from 2024 annual meeting reviewed and accepted.

Motion: Jeff Johnston    Second: Doug Woolley    Vote :  
Unanimous

### 2. Old Business

A)    HOA Road Review: repair, snow removal, condition review

Discussion: HOA roadways are now 20 years old. In the last two years we have spent over \$50,000 to maintain the roadways, including 2025's repair of cracks greater than 1" by Pikes Peak Asphalt.

Tractor and bucket have been used to repair washout from Monkey Falls to the guardrail curve in the canyon.

Snow removal will continue to be accomplished by residents using the HOA tractor. The job is well done and timely, with residents being notified by group text of road conditions once plowing is completed.

Spillway repairs to be addressed in the coming year.

#### B) HOA Trash Collection, fees, and operation

Discussion: Current dumpster capacity and operation are adequate for the foreseeable future. Monthly rate is excellent. Dumpster is emptied on Tuesdays.

#### C) HOA Entrance Gate operation and repair

The original entrance gate logs collapsed in high winds

due to ants/rot at the base. New stone pillars were constructed this year. The gate arm and call box were damaged and remain nonfunctional. Estimated repair cost for those is approximately \$4,000. An insurance claim was filed for all damaged items.

### 3. New Business

#### A) Election of Officers – Vice President (3-year term)

Doug Woolley nominated for 3 year term.

Motion: Mark McClurg     Second: Karen Moore

Vote: Unanimous

#### B) New Business related to HOA

i) Discussion of fire risk mitigation work performed along Henry Ride and to the top of the canyon. A huge shout-out to Doug Woolley for coordinating this effort, and to Doug, Jeff, Mark, and all residents who contributed their time and sweat equity to the project!

ii) Construction bond review. It was proposed that the construction bond requirement be raised from its

current \$20,000 to \$50,000 going forward.

Motion: Jeff Johnston      Second: Doug Woolley

Vote: Unanimous

C) HTCR 2025 Financial Report/ 2026 Operating Budget

Discussion: Jeff Johnston, HOA Treasurer presented the 2025 Financial Report. Total expenditures to date for 2025 total \$29,961, including \$22,748 for roadway large crackfill. Reserves and future dues collections are adequate to address anticipated operating and capital expenditure needs.

2025 Financial Report accepted and 2026 Operating Budget adopted.

Motion: Susie McClurg      Second: George Wadeson

Vote: Unanimous

D) HTCR Developed/Undeveloped dues for 2026

E) Discussion: developed lot dues of \$1800 / year and undeveloped lot dues of \$600/year are proposed for 2026. Dues combined with HOA financial reserves will

meet anticipated operating and capital expenditures for 2026.

Motion George Wadeson Second Susie McClurg

Vote: Unanimous

F) HTCR Delinquent Dues Report

Discussion: All dues are current.

G) BLM Land Access, other new business

i) One of the property owners with land adjacent to the BLM land has sold his property to the quarry to be used as a buffer zone. Board/Quarry will meet next year to discuss specifics of how the land will be used.

ii) It was proposed to have the HOA make a \$500 donation to the SW Hwy 115 Fire Department.

Motion: George Wadeson Second: Susie McClurg

Vote: Unanimous

iii) A request was made that residents begin compiling a list of recommended contractors willing to work in our area.

H) Adjournment – meeting adjourned at 8:38 pm.

