

Turkey Ridge Ranch Property Owners Association
Board Meeting
Saturday, March 30, 2013

Location: Comfort Inn Hotel
2115 Aerotech Drive, Colorado Springs

1. Meeting called to order at 11:04am by President Eric Fitz
2. Those in attendance: Eric Fitz—Lot 62, Kent Osborne—Lot 74, Dave & Kim O’Shea—Lot 235, David Roden—Lot 60, Norman Staples—Lot 27, James Helton—Lot 240, Robert Mathews—Lots 3 and 57, and Carlos Valles—Lot 153.
3. Motion to accept minutes from last meeting M/S/A
4. Discussion of rotation of meeting locations: In an ongoing effort to mitigate past challenges around ignoring member desire to participate in the organization and discussion of board business by prior boards, the current board is trying to expand the availability to as many members as possible. The secretary mapped out where owners live and it was decided that there might be a chance for more participation if the meetings were expanded from only the Walsenburg location. The POA will be stronger with more input and discussion in an open and friendly setting which was accomplished in this meeting with engaging and neighborly comments by the attendees.
 - a. The proposed rotation of meeting locations is: one north (Denver), one central (Colorado Springs), one south (Walsenburg)
 1. Next BOD meeting: to be determined (in next couple of months—perhaps early June) The next meeting date (in the Denver area) will be posted to the website as soon as it’s determined.
 2. Next General meeting/annual meeting: November
 1. Originally, the annual meeting was over the 4th of July weekend so families could camp/picnic.
 - b. Owners live across the country. We have owners from California to Florida. In a straw-count of mailing addresses, here’s where our owners live:
 1. Larkspur/Castle Rock and north: 59
 2. Greater Colorado Springs/Peyton area: 18
 3. Fountain and south: 22
 4. Out of state: 112
5. Treasurer’s report
 - a. See attached for financial reports
 - b. All financial records and checkbook were available at the meeting for attendees to read.
 - c. CD from Pole Canyon \$11,000 for electrical line going through the ranch property and road repairs represents prior negotiations. These funds are held separate from general funds specifically for potential future road damage that may occur from the project.
 - d. Accountability of treasury was clearly explained, and we have made excellent progress in tracking down of delinquent dues, resulting in an approximate improvement of 30% reduction of outstanding balance. Fewer are in arrears, but lack of response from some forces the POA into filing liens on 5 properties that are furthest behind on annual dues. The transparency and effectiveness of the treasury position continues to make great strides forward from prior instances of egregious errors, lack of input regarding spending or responses to member inquiries that led to incredible waste of POA money and time.

6. 1st Vice President's Report---Robert Neher absent due to illness
 - a. Road Work progress---Eric Fitz and David Roden
 1. Road grading project is on-going to re-crown road, pull gravel back onto road and keep roads and culverts distinct. By all indications the work is top quality and the roads are in much better shape now than they have been in at least five years.
 2. All ranch roads belong to the TRRPOA and is part of why the POA pays taxes.
 3. Anthony Blasi built the roads for Red Creek, and has been contracted by the BOD to re-grade the roads. Vista View, Wilson's Crossing, all cul-de-sacs, Turkey Ridge, and Big Sky have been completed. He's now working on Starbuck, and will work down to Shaymus, Parker, Neibuhr and Bobcat. Schoolhouse Road will be the last area covered.
 4. Eric Fitz had the contracts available for attendees to read. The change order covers the additional 4 miles of work to be done...total of 27 miles contracted.
 5. Kent Osborne: the remote location of our property definitely limits the number of bids we receive for any services.
 6. David Roden: Before we started work on the roads, we did do weed control. Spraying vs brush hogging was discussed at previous meetings. Spraying is once per year, might last up to 2 years. Due to concern of the residents with animals, the weed abatement was done by brush hogging. The cost difference would be roughly \$4000 (weed spraying) vs \$10,000 for brush hogging.
 - i. Question from attendee: was an effect determined for the animals? There was spirited debate previously. Answer: The spray being considered is accepted by the EPA.
 - ii. Comment from an attendee: his cows on a previous property preferred the grass, not the weeds, and never had a problem with weed spray.
 - iii. Another comment: we may not even need the spray this year, as it's so dry; it's very barren out there right now.
 7. Question from attendee about road damage from Black Hills Energy: roads have been re-graded since the damage.
 - b. Snow removal
 1. We could spend anywhere between \$3000-\$8000 in a bad year.
 2. The County does maintain on a priority basis the county roads through the property.
 3. Other communities do not plow the secondary or tertiary roads.
 4. Eric Fitz asked for discussion. Most of the 9-10 residents on the property are on county roads. The folks who live there should be responsible for contracting their snow removal independently rather than the entire POA bearing the cost of services enjoyed only by a few. Living in a rural setting has both opportunities and challenges. The by-laws do not dictate snow removal and it certainly could be brought up for a vote at a future owners meeting if the membership as a whole decides money should be spent on this service. If it's an emergency, a helicopter could get in. Huerfano County now has 911 service. The Sheriff would go out there, if the County had it plowed. As a line item, the budget does allow \$2500 for snow removal. That could be used for other property improvement items instead. The POA doesn't want the liability to purchase its own equipment for snow removal. As long as Blasi is in the community, he says he would be willing to help the POA. Others might be interested, if a 5-year

contract could be an option. Robert Wolf has stepped up to help in the past, as well as with fires.

5. Motion: to table the snow removal contract option for future discussions.

c. Sale of Lot 151

1. Motion: we contract with Ginger Kelsey to sell TRRPOA lot 151, with the proceeds going back into the TRRPOA general fund.

2. Discussion: The site was only used as a place to sit the trash dumpster and has a small storage shed with no other improvements and since we've removed the trash collection site, the POA have any expressed intention or requested discussions regarding future use or utility for the property and so there is no apparent reason to keep the property at additional cost to the members.

3. The motion was seconded and approved unanimously.

7. New Business

a. Recruitment of future BOD members----attendees encouraged to get involved.

1. Eric/Kent/Robert are up for election this year.

2. Current BOD members are very willing to mentor/orient future board members to the history, roles, and responsibilities of serving on the board.

3. Our goal is to serve as openly and as positively as possible.

b. In an effort to continue the boards drive to improve the governing of the POA, Kent Osborne and Eric Fitz attended a DORA meeting March 23 in Colorado Springs hosted by the state of Colorado to inform HOA and POA members about changes in state regulations and answer questions.

1. Eric Fitz explained that HB 1237 has information on Homeowner Association Disclosures, and the TRRPOA will follow what is passed. The governing bill went into effect in January of this year replacing all prior legislation and covers expectations around record retention and production and of great value going forward for any future boards to follow.

2. All other House Bills are currently tabled or dismissed.

3. BOD is taking on "continuing education" to learn more about what the state has to help our POA.

c. \$1500 speaker system is owned by TRRPOA...it is up for sale to help mitigate another wasteful purchase by a prior board.

d. Other new business/items for discussion:

1. Question from attendee about grazing cattle, the grazing lease was explained, and taxes of residential property vs agricultural.

2. The Red Creek grazing lease will expire on Dec. 31, 2013. The contract can be re-negotiated or denied, at which time the TRRPOA would need to make a decision. The BOD will look at this before the end of the year, as to best options for the property and how to benefit the members.

3. The BOD voted previously to remove the trash dumpsters. At the meeting: Eric Fitz motioned, Kent Osborne seconded, the BOD approved unanimously. This is a good topic to check in with the membership again at our annual meeting. Discussion occurred around why it was authorized and three main points were raised. With the fires burning out of control all across the state last summer including an area close to the POA a dumpster would help prevent fires that might have resulted from people burning their trash. Second, many visitors end up dumping their trash on the road to blow around and generally degrade the properties by doing so instead of taking it with them to town for proper disposal. And third, again only a few permanent residents use the service full time and so is it fair to ask the entire POA to

fund them. With the fire season behind us it is a topic that perhaps needs to be discussed at the next member meeting for further review.

4. Question of a budget line item: TRRPOA meeting fees? The cost of renting the meeting rooms, food for attendees at the annual meeting, etc.
 - i. Recommendation from attendee: schedule the meeting off of meal hours to not spend the money on food.
5. David Roden: the past BOD lowered the POA dues from \$200 to \$100 to relieve a burden to the owners. Given historic spending over budget, we may need to look at an increase in our annual dues to cover the needs for road maintenance, road signs, culvert maintenance, etc. A proposal will be brought forward in the future.
6. David Roden: the BOD needs to come up with a hearing process for enforcing the covenants. This would involve notification to the owners, a set of fines established, etc. An architectural review committee also needs to be established.
 - i. The BOD will move forward on this organization.
 - ii. Huerfano County has rules about real property (trailers) on your property...it's not in violation of County rules or covenants.
7. Reminder to encourage your neighbors to attend and participate!
8. Motion to adjourn at 12:24pm.

These minutes are the property of the TRRPOA and are confidential. They must not be published or disseminated (in whole or in part) without the written consent of the TRRPOA Board of Directors majority.

Submitted:



Kim O'Shea, TRRPOA Secretary
kimholmesoshea@comcast.net

Approved:

_____ via email
Eric Fitz, President

_____ via email
Robert Neher, 1st Vice President

_____ via email
Kent Osborne, 2nd Vice President

_____ via email
David Roden, Treasurer

Turkey Ridge Ranch Property Owner's Association
Profit & Loss

Cash Basis

January 1 through March 29, 2013

	<u>Jan 1 - Mar 29, ...</u>
Ordinary Income/Expense	
Income	
Membership Dues	
Prior Years Membership ...	1,752.02
Membership Dues - Other	<u>8,896.27</u>
Total Membership Dues	10,648.29
Other Types of Income	
Interest Income	<u>32.49</u>
Total Other Types of Income	<u>32.49</u>
Total Income	10,680.78
Expense	
Insurance -Prof Liability	1,435.00
Postage, Mailing Service	215.99
Professional Services	
Accounting/CPA Fees	<u>200.00</u>
Total Professional Services	200.00
Road Maintenance	5,400.00
Supplies	238.26
Trash Removal	<u>600.00</u>
Total Expense	<u>8,089.25</u>
Net Ordinary Income	<u>2,591.53</u>
Net Income	<u><u>2,591.53</u></u>

Turkey Ridge Ranch Property Owner's Association
Profit & Loss
 January through December 2012

Cash Basis

	Jan - Dec 12
Ordinary Income/Expense	
Income	
Membership Dues	23,418.22
Other Types of Income	
Interest Income	577.31
Total Other Types of Income	577.31
Total Income	23,995.53
Expense	
Bank Charges	318.23
Contract Services	
Accounting Fees	325.00
Legal Fees	9,543.20
Total Contract Services	9,868.20
Insurance - Liability, D and O	1,174.00
License Fees	10.00
Mileage	627.59
POA Meetings	1,754.06
Postage, Mailing Service	778.36
Property Taxes	112.99
Reconciliation Discrepancies	0.01
Road Maintenance	10,800.00
Snow Removal	960.00
Supplies	559.98
Telephone, Telecommunications	1,252.74
Trash Removal	2,504.00
Total Expense	30,720.07
Net Ordinary Income	-6,724.54
Net Income	<u>-6,724.54</u>

Turkey Ridge Ranch Property Owner's Association
Summary Balance Sheet
 As of December 31, 2012

	Dec 31, 12
ASSETS	
Current Assets	
Checking/Savings	128,520.36
Accounts Receivable	31,982.05
Total Current Assets	160,502.41
Fixed Assets	25,262.58
TOTAL ASSETS	<u>185,764.99</u>
LIABILITIES & EQUITY	
Equity	185,764.99
TOTAL LIABILITIES & EQUITY	<u>185,764.99</u>

**Turkey Ridge Ranch Property Owner's Association
Expenses by Vendor Summary
January through December 2012**

	Jan - Dec 12
Anthony Blasi	10,800.00
Century Financial	200.00
Century Link	122.38
David Roden	152.63
Debra Garcia	50.00
Dollar General	174.83
Eric Fitz	317.56
Fireside Cafe	200.00
Garrett Sheldon	160.00
Hartford Fire Ins	601.00
Herbert Duelm	31.52
Huerfano City Treasurer	452.90
Huerfano County Clerk	55.00
Judith Hammernik	125.00
Kent Osborne	448.25
Main St Supply	348.25
Maria Lake Grazing	960.00
Mark Clinard	500.00
Mark Kanavel	25.00
Mountain Disposal	2,504.00
Mr. Sheldon	9,278.20
Obies BBQ	696.50
Robert Neher	1,767.81
The Hartford	573.00
USPS	169.30
Walmart	45.22
TOTAL	<u>30,758.35</u>

