

Highlands of Turkey Canon Ranch Annual HOA Meeting

Annual Meeting Minutes

www.highlandstcr.com

Tuesday, October 6, 2026 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 6:39 PM.

Quorum verified (17 lots represented in person or via proxy)

Minutes from 2025 Annual meeting reviewed and accepted.

Motion: Carolyn Flynn 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. A number of valuable fire mitigation projects along the roadways have been performed during the year, spearheaded by Doug Woolley. Several more are planned for the future. The roads are now over 20 years old and it is important for the HOA to be proactive to preserve and protect them.

Snow removal is accomplished by resident operation of the HOA owned tractor. A schedule has been prepared and circulated showing when each owner is responsible for clearing snowfall. That process works well. The participation by owners is much appreciated.

The HOA tractor has been used for several road repair projects over the past year. The ability to do work by owners on the HOA common areas year round is very valuable.

b. HOA Trash collection, fees and operation

Discussion: Current dumpster capacity and operation adequate for foreseeable future. Current monthly rate is excellent. Padlock securing dumpster requires occasional replacement.

c. HOA Entrance Gate; operation and repair

The entrance gate has been completely replaced, along with the stone monuments on either side of the entrance. Remote controls have been circulated to all owners. Security within the HOA is much better with an operating entrance gate.

3. New Business

a. Election of Officers-President (3 year term)

Election for HOA President. Mark McClurg nominated for three year term, no other nominations

Motion: Jeff Johnston Second: Carolyn Flynn Vote Unanimous

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

Karen Moore has requested to resign from the position of HOA Secretary. A special election will be conducted for the remainder of Karen's three year term.

Election for HOA Secretary. Carolyn Flynn nominated for remainder of three year term, no other nominations

Motion: Jeff Johnston Second: Susie McClurg Vote Unanimous

b. New Business related to HOA

1. Discussion of fire risk mitigation, road repairs

HOA will rent a commercial wood chipper to use for chipping all slash from fire mitigation along roadways. Residents are invited to place slash from personal mitigation projects next to roadway for chipping at the same time. 2027 budget includes \$20,000 for asphalt

replacement on Henry Ride Heights. There are two areas that will require replacement over time.

2. Discussion of BLM access and fire mitigation

Meeting with BLM in Canon City regarding fire access to BLM land behind TCR HOA produced informal authorization to improve BLM trail access to accomodate fire department brush vehicle in case of fire. Resident volunteer effort will be organized to accomplish improved access.

b. HTCR 2026 Financial Report/2027 Operating Budget

Discussion: Jeff Johnston, HOA Treasurer presented the 2026 Financial Report. Total expenditures to date for 2026 through September total \$17,706 including HOA entrance gate replacement. Expenses for 2027 are currently estimated at \$30,980. Reserves and future annual dues collections are currently adequate to address anticipated operating and capital expenditure needs but discussion regarding future capital and operating needs indicates likelihood of increasing dues in future periods.

2026 Financial Report accepted and 2027 Operating Budget adopted.

Motion: Carolyn Flynn Second: Mark McClurg Vote Unanimous

c. HTCR Developed/Undeveloped Dues for 2027

Discussion: Developed lot dues of \$1,800 a year and Undeveloped lot dues of \$600 are proposed for 2027. Dues combined with HOA financial reserves will meet anticipated operating and capital expenditures for 2027. Extended discussion questioned adequacy of HOA dues going forward. HOA dues are likely to increase in 2028.

Motion: Jeff Johnston Second: Doug Woolley Vote Unanimous

d. HTCR 2026 Delinquent Dues Report

Discussion: All dues are current as of meeting date except Lot 16. Notice advising owner that dues are delinquent according to HOA bylaws has been sent. Following Annual Meeting, a Claim of Lien will be filed and recorded, triggering an additional \$500 filing fee assessable to the owner

of Lot 16. Access codes will also be changed to preclude use of HOA common elements by any party associated with Lot 16 until all dues and penalties are fully paid.

Additional discussion resulted in a motion to increase Lien filing fees in the future to \$1,000 for future delinquency preparations and filings.

Motion: Susie McClurg Second: Mike Flynn Vote Unanimous

f. Other new business.

No other new business was presented for discussion

4. Adjournment

Mark McClurg, President

Meeting adjourned at 8:39 PM.