

TERRA RIDGE ANNUAL HOA MEETING AGENDA

OCTOBER 23, 2022

Call to Order

Doc called the meeting to order at 2:05 pm

In Attendance – See Sign in sheet

Budget Reports

- Treasurer’s Report and Ratification of the 2023 Budget
- Contact List – check to make sure that your information is correct and make changes to the master document
- Cash basis
- Balance Sheet contains what we have in the HOA checking company
- Questions regarding the amount of legal fees and why they are so high
 - Retainer has been paid to the attorney
 - Questions regarding why we are retaining an attorney
- Objections to budget - none
- Motions to approve the budget and second. Majority approved the budget at 2:13
- Architectural Committee Report
 - Nothing to report
- Contact information is on our website: terraridgepoa.com
 - Architectural guidelines
 - Budget information

Old Business

- Discounts on trash – there were too many people that had specific needs. Trash vendors wanted the HOA to be responsible for paying for the service. Not a viable solution.
- Lightbulbs that were not as bright – Jody is still researching
- Road conditions on the north end. Log into the county’s website and fill out a service request.
 - elpasoco.com to citizen connect
- Thanks to Pete and Tia Anderson for clearing the snow around the mailbox
- Flying Horse North meeting on November 3rd at 9 am for planning and 15th county commissioners at 1 pm.
 - Proposing 275 room 5 story hotel, apartments and timeshares, 890 additional homes

- Near the temporary club house
- is there a through street on Hodgen? Concerns that the entrance to the high density housing will be from the Black Forest Road side.
- There is no law protecting your view
- Holly Williams is our county commissioner, send letters directly to her.
 - We can talk for three minutes at the meeting
 - You can go online and participate virtually
 - We have a copy of the El Paso County master plan
 - Safety evacuation concerns

- Terra Ridge North – adjacent properties will be notified. No one has been notified.
- Bruce updated that Miles is proceeding with the development of Terra Ridge North
 - County approved the rezoning of the acreage
 - Sub-development planning that hasn't been submitted according to Miles
 - Separate HOA from our but will resemble our covenants
 - It was requested by the homeowners that Miles update the HOA
 - fox creek lane with 4 homes, he owns two lots and the 40 acres behind
 - Giving county a 60 foot right of way
 - 11 lots behind his two lots
 - he has done engineering and traffic studies
 - equestrian easement will not be dedicated, but he will put in a soft walkway around the perimeter of his property
 - removing the gate on his property
 - replating lots 5 and 6 to 5a and 6a
 - still meeting the R5 zoning
 - creating more traffic, taking away our cul de sac which they specifically bought
 - truck traffic is already happening
 - Miles has his wells approved
 - If you want to oppose, send an email to the terra ridge mailbox
 - he has had three separate attorneys say that the HOA does not have any standing
 - The board will make the decision whether to proceed based on the advice of the attorney
 - nothing has been decided
 - send an email to let us know how you feel about this

- Karen Donnelson feels like she has been discriminated against by board members for supporting Miles development.
 - Misunderstanding about the renting rooms in the house and the number of horses.
 - Not everyone is allowed four horses, some are only allowed 3 horses
- We brought property in this development for a reason and not the high density that Miles is proposing

- Progressing forward with this development is not a done deal.
- The next meeting is where we address the covenants with the county. At this point, there are no updates to share

4. New Business

- Doc and Sheila are up for re-election, president and secretary positions
- Does anyone want to add your name to the ballot?
- Three people would like to help
- No names to add to the ballot, Doc and Sheila reelected
 - Starling, Justin, and Karen

5. Open Forum

- Does anyone want to be on the maintenance committee for the lighting?
 - Greg will assist Bruce
- Quarterly Neighborhood watch newsletter
 - If you want to receive the notifications, please let Bruce know

6. Adjournment – meeting adjourned at 3:31