

Minutes of the Meeting
Three Canyons Ranch Master Homeowners Association (MHOA)
Board of Directors Meeting / Wednesday January 11th, 2012

Board members present: Greg Chouinard (22), Mike Needham (23), Jack Lang (27), Richard Frederici (24), Connie Slay (20E), John Langhoff (20W), Richard Sontheimer (21), Gary Brock (19)

Officers present:

President: Greg Chouinard Vice-President: Mike Needham
Treasurer: Jack Lang Secretary: Gary Brock

1) Call to order:

The meeting was called to order at 5:34pm.

2) Introduction of ground rules: Ground rules reviewed by Greg Chouinard, President.

3) Revision and/or acceptance of agenda:

A motion was made and seconded to adopt the meeting agenda. The motion carried by a unanimous vote.

4) Revision and/or acceptance of the October 12th 2011 board meeting minutes:

A motion was made and seconded to accept the meeting minutes from October 12th, 2011 as amended:

Within the Master Design Committee Report;

Sentence to amend: The MDC inspected one new construction completion and the construction "deposits are in the Associations account."

Amendments: The MDC inspected one new construction completion and the construction "deposit was refunded."

Add sentence: "There are six new constructions ongoing currently. The refundable construction deposits are in the Association's account."

The motion carried by a unanimous vote.

5) Call to membership:

A representative for R.L. Workman Homes, Jana Latessa, introduced herself and stated she would be attending the meeting as the representative for R.L. Workman properties. No other members requested the floor.

6) Treasurers report: Report was given by Jack Lang, Treasurer.

Financial Statement as of December 31st, 2011.

Commercial Checking	\$123,714.72
Outstanding Checks	\$16.00
Commercial Savings	\$200,240.83
Capital Savings	<u>\$71,733.38</u>
Total	\$395,688.93

7) Committee reports:

A. Master Design Committee report: Given by Jack Lang, Chairman.

The Master Design Committee (MDC) received and approved six (6) applications this quarter (November – January). The MDC received and disapproved one application this quarter.

The MDC collected \$105.00 in fees this quarter. MDC expenses for this quarter were \$0.00.

The MDC inspected one new construction completion and the construction deposit was refunded.

There are five new constructions ongoing currently. The refundable construction deposits are in the Association's account.

The MDC has received three (3) complaints about illegal easements within 3 Canyons Ranch HOA and have requested this be added to the Board Meeting Agenda.

The MDC has six (6) Notice of Violation (NOV) letters pending action before the Board.

The MDC welcomes the opportunity to assist the Association's members, our neighbors, to improve their property while complying with the Association CC&R's.

B. West Gate Committee report: Given by Tom Pickering, Chairman and John Stone, Gate Administrator.

Update on nuisance calling issue – a hopeful fix to the problem is currently being installed. Installation should be completed by 1/16/12.

Updates on defective gate remotes issue – the majority have been battery related. Replacement batteries are available at Radio Shack.

C. East Gate Committee report: Report read by Greg Chouinard, President.

The East Gate Committee currently recommends a single East Gate across 3 Canyons Road at the S. Rio Santiago jog. This recommendation was based upon prior analysis from the West Gate Committee as well as onsite and satellite surveys, historical records, and East Gate Committee discussion. Additional gates or access restrictions may be necessary for other entry points for 3 Canyons Road in the future. The East Gate Committee has determined that a single gate across 3 Canyons Road, at Rio Santiago, is likely the best solution and is currently focusing on the potential for a gate at this location.

D. Road Committee report: Report given by Richard Frederici, Chairman.

Since the Board of Directors meeting last October the following projects have been completed:

1. Materials, rip-rap and a delineator were installed to a wash area on the south side of 3 Canyons Road adjacent to V.D.O. because of erosion and damage caused by flooding.
2. Delineator's were installed on the north side of the Oak's Roadway portion of 3 Canyons Road, again because of erosion caused by flooding.

3. The final roadside mowing has been completed.

4. The repair of pot-holes in the road is continuous and ongoing.

The Road Committee has been in contact with Castle & Cooke both thru meetings and by phone as to Castle & Cooke's responsibility involving that portion of 3 Canyons Road named the "Oak's Roadway". Castle & Cooke are still reviewing their options.

E. Governing Documents Committee report: John Langhoff, Chairman.

No Report. Transcribed Electronic CC&R's on the agenda under "New Business", item #19.

Old Business:

8. Collection of delinquent assessments

A motion was made and seconded to commence foreclosure proceedings on the following members: Almeida (Sec 20 E / Par# 055 J), Crowley (Sec 23 / Par# 070 C), FNMA (Sec 20 E / Par# 042 P) and Granillo (Sec 27 / Par# 050 E). After discussion the motion carried by a unanimous vote.

A motion was made and seconded to commence a judgment lien on member Gomez (Sec 20 E / 050 H). After discussion the motion carried by a unanimous vote.

9. A. Course of action for future flooding of 3 Canyons Road.

A motion was made and seconded to table this agenda item due to lack of information. After discussion the motion carried by a unanimous vote.

B. Amend Road Committee budget to cover additional expenses.

A motion was made and seconded to table this agenda item due to lack of information. After discussion the motion carried by a unanimous vote.

10. Notice of Violations

A motion was made and seconded to commence legal action against the following members that have been reported for non-compliance of "Notice of Violation(s)". List of member's: Muldowney (Sec 27 / Par# 194), Federal National Mortgage Association c/o PHH Mortgage/Fidelity (Sec 20 E / Par# 042 Q), Bennett (Sec 24 / Par# 098 G), Diaz (Sec 26 / Par# 109 D), Gomez (Sec 20 E / Par# 050 H). The "Notice of Violations" will be turned over to the 3 Canyons Ranch MHOA attorney. After discussion the motion carried by a unanimous vote.

11. Consider setting up a Communications Listserv on the website

A motion was made and seconded to have the 3 Canyons Ranch MHOA web master set up a communications listserv on the 3 Canyons Ranch MHOA website. After discussion the motion carried with a vote of 7 to 1.

12. Proposed revision to Transfer Form

A motion was made and seconded to approve the revised "Property Transfer Data Sheet" as amended. After discussion the motion carried by a unanimous vote.

13. Appoint Maps Committee Chair

A motion was made and seconded to appoint member Eileen McMannon as the Map Committee Chair. After discussion the motion carried by a unanimous vote.

14. Easements being made into 3 Canyons Ranch property for access

A motion was made and seconded for Jack Lang to contract out a 100% audit of all 3 Canyons Ranch MHOA properties at a cost not to exceed \$500.00. After discussion the motion carried by a unanimous vote.

15. Appoint East Gate Committee members

A motion was made and seconded to appoint board member Connie Slay to the East Gate Committee. After discussion the motion carried by a unanimous vote.

16. Proposed Road Committee Guidelines

A motion was made and seconded to approve the "Road Committee Guidelines" as amended. After discussion the motion carried by a unanimous vote.

17. Parking Violations

The board unanimously agreed that this agenda item was addressed and resolved in the earlier agenda item #10, "Notice of Violations".

18. Exit Call Box at West Gate

A motion was made and seconded for the West Gate Committee to get a cost estimate report for installing a call box mechanism for the exit side of the West Gate, similar to the call box mechanism on the entrance side of the West Gate, for review and discussion at the next quarterly board meeting. After discussion the motion carried by a unanimous vote.

19. Transcribed Electronic CC&R's

A motion was made and seconded to table this topic until the next quarterly board meeting to give the board time for a final review of the transcribed electronic CC&R's. After discussion the motion carried by a unanimous vote.

20. Request for Variance

A motion was made and seconded to approve the variance request for the Yancey perimeter fence as presented on the site plan. After review and discussion the motion carried by a unanimous vote.

21. Call to Membership

Several members requested the floor.

22. Adjournment

A motion was made and seconded to adjourn the meeting. The motion carried by a unanimous vote. The meeting adjourned at 8:30pm.