

Three Canyons Ranch Master Homeowners' Association
Board of Directors (BoD) Meeting Minutes
October 11, 2017
web site: az3canyons.com

1. Call to Order. Meeting called to order at 5:41pm

BoD present:

Sec 19	John MacLeod
Sec 20W	John Langholff (Vice President)
Sec 21	Richard Sontheimer (President)
Sec 23	Mike Needham (Secretary)
Sec 26	Pam Hunter (see Agenda item 11)
Sec 28	Jerry Lametti (see Agenda item 11)
Sec 29	Bob Griffith (see Agenda item 11)

BoD absent:

Sec 20E	Marilyn Wardlaw
Sec 22	Cathy Chouinard
Sec 24	Rich Frederici
Sec 27	Jim Dobis

2. Introductions and Review of Ground Rules

The President provided a brief review of the meeting ground rules.

3. Revision and/or Acceptance of Agenda

Agenda was accepted

4. Revision and/or Acceptance of July 15, 2017 Annual Meeting Minutes

Minutes were accepted without revision.

5. Revision and/or Acceptance of July 15, 2017 Board Meeting Minutes

Minutes were accepted without revision.

6. Call to Membership - No comments

7. Treasurer's Report - Donna Willard

See budget spreadsheet at end of minutes

8. Committee Reports

Master Design Committee (MDC) - No report

Road - report received via email from Jim Dobis

Completed repair of drainage ditch and culverts on Section 22

Mowed road easement 6.5 miles

Continue to remove brush and cut weeds where mower does not have access

Installed curb on east side of East Gate to eliminate damage and theft of reflectors

Gate - Tom Pickering

Tom reported there was very little activity. If any member has an problem with the gate or gate codes please contact him or any other committee member.

Governing Documents - Pam Hunter

Pam has taken over this duty from John Langholff

Maps - No report

9. Old Business - None

New Business

10. Appeals from Members - None

11. Assigned BoD At Large directors to vacant sections

The three At Large Directors were assigned to represent the three vacant Sections. Their BoD terms expire in July 2018. The assignments are:

Sec 26 Pam Hunter

Sec 28 Jerry Lametti

Sec 29 Bob Griffith

12. Call to Membership

Jerry Lametti asked about the current State and Federal Government legal issues concerning water in the San Pedro watershed area. He said he was going to research this issue and see how this may impact the 3 Canyons community.

13. Adjournment

Motion was made and seconded to adjourn the meeting. Passed 7-0. Meeting adjourned at 6:50pm

(Agenda Item 7. Treasurer's Report)

3 Canyons Ranch 2017 - 2018 Budget

Bank Balance prior Month **\$87,702** Bank Balance ongoing **\$79,878**

	Sept. 2017	Year-to-Date	2017-2018 Budget	Budget Remaining
Income Total	\$455	\$149,040	\$186,350	\$37,311
2017-2018 Assessments	\$0	\$138,750	\$163,005	\$24,255
2016-2017 Assessments	\$0	\$990	\$5,967	\$4,977
2015-2016 Assessments	\$0	\$0	\$4,300	\$4,300
Late Fees	\$0	\$846	\$1,600	\$755
Interest	\$0	\$224	\$300	\$76
Gate	\$255	\$305	\$800	\$495
MDC	\$200	\$200	\$1,000	\$800
Misc Income/Deposits/Xfers	\$0	\$7,700	\$1,078	-\$6,622
Transfer Fees	\$0	\$0	\$7,000	\$7,000
Recovered Legal Expenses	\$0	\$0	\$1,000	\$1,000
Recovered Admin. Expenses	\$0	\$25	\$300	\$275
Expenses Total	\$8,279	\$67,162	\$158,352	\$91,190
Admin	\$406	\$1,189	\$6,900	\$5,711
Board	\$12	\$201	\$2,000	\$1,799
MDC	\$0	\$0	\$200	\$200
Gate	\$338	\$932	\$3,300	\$2,368
Road	\$56	\$56	\$100	\$44
Documents	\$0	\$0	\$100	\$100
Map	\$0	\$0	\$100	\$100
Website Maint	\$0	\$0	\$100	\$100
Construction Deposit Refund	\$0	\$0	\$1,000	\$1,000
Accounting	\$420	\$745	\$2,000	\$1,255
Attorney	\$0	\$5,897	\$32,000	\$26,103
Litigation	\$0	\$0	\$4,000	\$4,000
Professional Services	\$0	\$1,260	\$8,000	\$6,740
Administration	\$0	\$4,637	\$20,000	\$15,363
Insurance	\$0	\$0	\$4,371	\$4,371
Board	\$0	\$0	\$1,600	\$1,600
Road/Umbrella	\$0	\$0	\$2,771	\$2,771
Taxes	\$50	\$50	\$100	\$50
Gate	\$938	\$12,845	\$33,832	\$20,987
Warranty	\$640	\$1,920	\$8,000	\$6,080
Utilities	\$173	\$509	\$2,000	\$1,491
Landscape & Lighting	\$0	\$390	\$2,500	\$2,110
Maintenance	\$125	\$10,026	\$15,332	\$5,306
Security	\$0	\$0	\$6,000	\$6,000
Road	\$6,465	\$13,365	\$46,078	\$32,713
Maintenance	\$0	\$1,384	\$3,000	\$1,616
Mowing	\$3,900	\$4,870	\$9,000	\$4,130
Weed Control	\$2,565	\$5,087	\$7,078	\$1,991
Drainage	\$0	\$2,024	\$23,000	\$20,976
Fence	\$0	\$0	\$4,000	\$4,000
Road Loan Payment	\$0	\$33,071	\$33,071	\$0
Const. Deposit Savings	\$0	\$1,000	\$1,000	\$1,000
Contingency- Savings	\$1	\$5,001	\$5,000	\$10,100
Road Account Savings	\$1	\$21,466	\$21,466	\$21,466