

Three Canyons Ranch Master Homeowners' Association (MHOA)
Board Meeting Minutes
January 14, 2015
(approved at March 25, 2015 board meeting)

1. Call to Order. Meeting called to order at 5:30pm

Board Members present:

Eileen McMannon - Sec. 19
Marilyn Wardlaw - Sec 20E
John Langholff - Sec. 20W (Vice President)
Richard Sontheimer - Sec. 21 (President)
Cathy Chouinard - Sec. 22
Mike Needham - Sec. 23 (Secretary)
Rich Frederici - Sec. 24
Bob Gilbert - Sec 26
Jack Lang - Sec. 27 (Treasurer) (arrived at 6:30pm)
Evans Guidroz - Sec 28

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. A motion was made and seconded for approval of the meeting agenda with one revision/addition. One agenda item (#10, 3 Canyons Road Resurfacing) was added. The motion carried unanimously.

4. Revision and/or Acceptance of October 8, 2014 Board Meeting Minutes

Motion was made and seconded to approve the minutes. The motion carried unanimously.

5. Call to Membership

No comments from the membership.

6. Treasurer's Report

Presented when Jack Lang arrived. He handed out the Financial Statement and the 2014-2015 Budget reports. The reports are included at the end of the minutes. A current list of delinquent assessments was provided to the Board. The MHOA has changed from a lockbox account to the Chase Platinum account. There is no fee with this account as long as we maintain a minimum balance of \$50K. This will save the MHOA \$215.00 every month.

7. Committee Reports

MDC - Cathy Chouinard

- The Master Design Committee (MDC) received and approved seven (7) applications this quarter (October – December).

- The MDC collected \$210.00 in fees this quarter. MDC expenses for this quarter were \$16.13.

- There is no new construction on-going currently.

- The MDC issued five Notice of Violation letters this quarter. Three violations have been corrected. Both the remaining violations are in the process of being corrected.

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

Road - Rich Frederici

Since the October 2014 Board meeting the road committee has completed the following projects.

- Installed additional fill material over culverts on three driveways and over four roadways.

- The second chip seal repair on the roadway.

- A stolen stop sign on the east end of 3 Canyons Road at Palominas Road has been replaced.

- The committee has been unable, at this time, to repair a section of fence line north of Air Strip Road. It is still not known if the north end of Air Strip Road is a dedicated ingress-egress right of way. The need for this information has been made known, both to the MDC and to the 20E Board member.

- Obtained a preliminary estimate for resurfacing 3 Canyons Roadway.

A question was asked about the boundary fence issue along Fairfield Road that was discussed at the October 2014 meeting. The survey was completed and the non-3 Canyons member was notified of this property violation. This individual is in the process of correcting the fencing violation.

Gate - Tom Pickering and John Stone

The East gate is locked in the open position because of an electrical power problem. APS is addressing the situation. The West gate is now fully functional after replacing a failed relay.

Gate Administration. The recently revised Gate Policy resulted in the cancellation of 341 gate codes and the issuing of 192 "new" codes to authorized users.

If any member is having gate access issues, please call the gate administrator John Stone at (520) 559-5291 or email jkmstone@netzero.net.

Governing Documents - John Langholff

Nothing to report.

Maps - Eileen McMannon

Nothing to report.

New Business

8. Creation of a Rules subcommittee to consolidate rules

John Langholff volunteered to consolidate into one document the various association rules. He will present this document at the April meeting.

9. Adding rule for hunting in 3 Canyons

In the recent past members have reported hearing guns being fired and possibly hunters in 3 Canyons Ranch. The current CC&R makes no mention of hunting, consequently the President requested the Association's Attorney provide his legal opinion on hunting in 3 Canyons Ranch. The attorney's opinion is that the MHOA may restrict or prohibit hunting with the boundaries of 3 Canyons Ranch. Several minutes of discussion by the Board along with comments from the attending membership ensued.

A motion was made and seconded to create an Association Rule that there is No Hunting in 3 Canyons and post associated signs as necessary. The motion carried unanimously.

10. 3 Canyons Road Resurfacing

Rich Frederici made a proposal to resurface (chip seal) six miles of 3 Canyons Road. The Board has been planning and budgeting for resurfacing/chip sealing the current 6 miles of chip seal. The intent of the proposal is to allow the Road Committee to solicit bids for this work and to present the bids to the Board at the April meeting, have the Board select a bid and have the resurfacing completed by the start of the monsoon. Several minutes of discussion by the Board along with comments from the attending membership ensued.

A motion was made and seconded to Approve chip sealing 6 miles of 3 Canyons Road contingent on funding approval. The motion passed 8 yes, 2 no.

11. Call to Membership

A request was made to have the Association place road signs and markers in section 20E. A section 20E member stated there are mail boxes located on Vista

Montanas Road used by non-3 Canyons members/residents. He requested Board assistance in stopping this trespassing violation.

12. Adjournment

A motion was made and seconded to adjourn the meeting. The motion carried unanimously. Meeting adjourned at 7:15pm.

(Agenda Item 6. Treasurer's Report)

**Financial Statement
3 Canyons Ranch HOA
December 31, 2014**

Commercial Checking	\$ 69,634.37
Outstanding Checks (0)	\$ 00.00
Construction Deposits	\$ 00.00
Commercial Savings	\$ 5,003.44
Capitol Savings	\$298,920.27
Total	\$373,558.08

(Agenda Item 6. Treasurer's Report)

3 Canyons Ranch 2014 - 2015 Budget
December 31, 2014

	December 31, 2014	Year-to-Date	2014-2015 Budget	Budget Remaining
Income	\$4,193	\$156,675	\$160,900	\$4,225
Assessments	\$1,498	\$148,494	\$148,400	(\$94)
Fees	\$2,695	\$8,181	\$12,500	\$4,319
Expenses				
Admin	\$836	\$3,581	\$8,100	\$4,519
Board	\$0	\$487	\$3,500	\$3,013
MDC	\$0	\$16	\$200	\$184
Gate	\$836	\$2,908	\$3,600	\$692
Road	\$0	\$145	\$200	\$55
Documents	\$0	\$0	\$200	\$200
Map	\$0	\$25	\$200	\$175
Website Maint	\$0	\$0	\$200	\$200
Accounting	\$750	\$1,355	\$2,500	\$1,145
Attorney	\$382	\$9,213	\$12,000	\$2,787
Services	\$308	\$3,641	\$4,000	\$359
Litigation	(\$950)	\$3,342	\$5,000	\$1,658
Legal Expenses	\$0	\$12,997		
Recovered Expenses	\$950	\$9,655		
Administration	\$1,024	\$2,230	\$3,000	\$770
Recovered Expenses	\$250	\$1,711		
Insurance	\$0	\$0	\$4,400	\$4,400
Board	\$0	\$0	\$1,600	\$1,600
Road/Umbrella	\$0	\$0	\$2,800	\$2,800
Lockbox	\$0	\$1,233	\$2,600	\$1,367
Taxes	\$0	\$65	\$200	\$135
Gate	\$793	\$5,809	\$25,500	\$19,691
Warranty	\$640	\$3,140	\$7,500	\$4,360
Utilities	\$153	\$979	\$2,000	\$1,021
Projects	\$0	\$0	\$3,000	\$0
Maintenance	\$0	\$1,690	\$8,000	\$6,310
Law Enforcement	\$0	\$0	\$5,000	\$5,000
Road	\$7,279	\$27,916	\$53,000	\$25,084
Repair	\$0	\$15,513	\$35,000	\$19,487
Mowing	\$0	\$3,290	\$5,000	\$1,710
Drainage	\$0	\$9,113	\$10,000	\$887
Fence	\$0	\$0	\$3,000	\$3,000
Contingency	\$0	\$0	\$5,500	\$5,500
Resurface Road	\$0	\$35,000	\$47,000	\$12,000