Three Canyons Ranch Master Homeowners Association
Board of Directors Meeting Minutes
July 18, 2015

1. Call to Order - Meeting called to order at 10:00am
   Board Members present:
      Marilyn Wardlow -Sec. 20 East
      John Langholff -Sec. 20 West (Vice President)
      Richard Sontheimer - Sec. 21 (President)
      Cathy Chouinard - Sec. 22
      Rich Frederici -Sec. 24
      Bob Gilbert - Sec 26
      Jim Dobis - Sec 27
      Evans Guidroz - Sec 28
   Board members absent:
      John MacLeod - Sec 19
      Mike Needham – Sec 23 (Secretary)

2. Introduction of Current Board Members. A brief review of the ground rules was made

3. A motion was made and seconded for approval of the meeting agenda. The motion carried unanimously. The agenda was revised later in the meeting to change Formation of Committees Section f. from Web Master to Gate Committee - change was unanimous.

4. Revision and/or Acceptance of June 10, 2015 Board Meeting Minutes.
Motion made, seconded and no discussion. Motion passed unanimously.

5. Call to membership

A question on the details of the loan was requested as well as legal fees involved. Donna Willard, the Treasurer stated legal fees for the other attorney was $1,377.00. Legal fees for the Associations attorney and details on loan would be provided.

6. Committee Reports

Treasurer's Report - Donna Willard

Only one area of the budget for fiscal year 2014-15 that went over was the attorney fee. The other areas of the budget were at or under budget.

The attorney recouped $16,143 and thus the net over budget was approximately $1,000.

Road loan was $150,000, of which the entire amount was not used leaving $36,000. Recommended to pay $35,000 from the remaining $36,000 back to the loan to reduced interest and keep $1,000 for any roadwork such as signs and posts.

Approximately 12 owners have been referred to attorney for collection of dues from the 2013-2014 Fiscal year dues. Interest is limited by state statute to 16%. It was mentioned that one year needs to elapse before collections can begin with the attorney.

It was reminded to the membership that due to closure of the sorting facility in Tucson that turnaround time was taking two days or more.

Late notices on dues were sent on July 13th. Interest begins to accrue beginning on August 1st.

Master Design Committee (MDC) - Marilyn Wardlow

Two applications came in and were approved.

One NOV letter resolved, second was almost resolved, one still outstanding.

Need to have fine structure on the web site.

MDC will be considering what the minimum darkest colors are acceptable with reference to color chips to be put on web site and will be reviewed every year.

Road- Rich Frederici

Three Canyons Road resurfacing have been completed. Ditching had been held off due to the condition of the road earlier so that heavy equipment would not deteriorate the road further.

A few private prices of paving are all that remain to be completed.

A question on the yellow edging on Cielo Grande was raised. It was painted to mark the transition of Three Canyons Road from 24 feet wide to 22 feet wide.

More signage to go up yet.

Gate - Rich Frederici/Jim Dobis

Both gates are working well now. The East Gate has been repaired. Gates are inspected each month. Insurance paid claim on damage to East Gate.

Question on why the gates were open. Answer: was that gates are normally closed but due to construction and paving have been left open during the day so that contractors could move easily in and out.

Question on why Cochise County equipment being parked near Fairfield road. Answer: Currently Fairfield road is being worked on due to an Intergovernmental Agreement. The work is being done with County equipment and employees who work after hours (Fridays and Weekends).

Question on problems with vehicles coming in from the South Rio Santiago Road (south of 3 Canyons) and utilizing the gates and road. Answer: Codes that have been given out. The Committee may restart license plate capture and try to prosecute for trespassing.

Question on obtaining gate code by new resident. Answer: A request for a new code must be made to the Gate Administrator (Tom Pickering).

Governing Documents - John Langholff

Nothing to report.

Maps - Eileen McMannon

Nothing to report.

NEW BUSINESS:

8. Election of Board Members

President - Motion made and seconded to reappoint Richard Sontheimer. Aye 7, Nay 1.

Vice President - Motion made and seconded to reappoint John Langholff. Approved unanimously.

Secretary - Motion made and seconded to reappoint Mike Needham. Approved unanimously.

Treasurer - Motion made and seconded to reappoint Donna Willard. Approved unanimously.

Assistant Treasurer - Discussion if position needed and board decided at this time not fill this position unless extra help is needed. Discussion was made on the need for a third person to sign checks and it was decided that the Vice President would be the third person.

9. Formation of Committee's

a. Master Design Committee (MDC):

Sect 19: John MacLeod
Sect 23: Craig Gundy
Sect 20E: Virginia Stiles
Sect 24: John Hightower
Sect 20W: Gerry Rovner
Sect 20E: Marilyn Wardlow (Chair)
Plus volunteer from membership Sec 27: Pam Hunter

Approved by unanimous vote.

b. Road Committee:

Rich Frederici (Chair) and Bob Gilbert.

Approved by unanimous vote.

c. Gate Administrator:

Discussion on this position as Administrator serves at the pleasure of the Gate Committee. This was pulled from the agenda.

d. Governing Documents

John Langholff

Approved by unanimous vote.

e. Map

Eileen McMannon

Approved by unanimous vote.

f. Web Master

Tom Gleason

Approved by unanimous vote.

g. Gate Committee
Added to Agenda

Jim Dobis
Rich Frederici
Bob Gilbert
Tom Pickering

Approved by unanimous vote.

10. Dates for future meetings

14 October 2015, 13 January 2016, 13 April 2016, 8 June 2016, and the annual meeting on 16 July 2016 at 0930.

Approved by unanimous vote.

11. Call to membership

On the web site the date was fine but the time was hard to see.

Suggested perhaps explore having annual meeting in a different location.

12. Adjournment

A motion was made, seconded and carried unanimously to adjourn. Meeting was adjourned at 11.19 am.