THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

OCTOBER 9, 2019

1. CALL TO ORDER

Meeting called to order at 5:31pm at the Palominas Fire Department Training Center, 9222 S. Kings Ranch Road, Hereford, AZ.

2. ROLL CALL | INTRODUCTIONS

Present	Section	Absent	Section
Cathy Chouinard	22	Richard Sontheimer (excused)	21
Jim Dobis	27	Marilyn Wardlow (excused)	20E
Richard Frederici	24	Khris Ondrejcak (excused)	29*
Pam Hunter – P	26*	John MacLeod	19
John Langholff	20W		
Mike Needham	23		
Donna Willard – VP and T	28*		
Adrienne Wilker – S			

3. REVISION AND/OR ACCEPTANCE OF OCTOBER 9, 2019 AGENDA

- Mike Needham requested addition: Review of the legal administrative contract.
  - Motion: Donna Willard
  - Second: Mike Needham
  - Approval: All

4. REVISION AND/OR ACCEPTANCE OF JULY 10, 2019 MEETING MINUTES

- Annual meeting
  - Motion: Richard Frederici
  - Second: John Langholff
  - Approval: All
- Board of Directors meeting
  - Motion: Mike Needham
  - Second: John Langholff
  - Approval: All

5. CALL TO MEMBERSHIP

- Two members present for the first time and introduced themselves.

6. NEW BUSINESS, PART 1: INVESTMENT PRESENTATION

- Tyra Moore, AIF, CDFA, BFA, of Wealth Management by Moore presented investment package for consideration (see attachment). Overview of her presentation:
    - Low risk investment:
        - Fixed annuity with Jackson National Life Insurance Company
        - 5 or 10 years
    - 10% no penalty one time with drawl at each year's anniversary
    - Minimum investment amount: $25,000
    - Interest rate increases as investment amount increases
- Clarifying questions asked, some discussion about the amount the HOA has available to invest, and concern raised. Discussion tabled until additional input is received from other sources of investment expertise.
- Pam Hunter solicited the group to send names of other potential resources for information and financial planning to her via email.

7. PRESIDENT'S REPORT

- HOA attorney confirmed all 80 acres of La Pradera are fully accounted for in the assessments, despite not having a common area.
- Reminders:
    - Do not discuss HOA legal matters with La Pradera owner, as advised by HOA's legal counsel.
    - Do not discuss delinquencies with HOA members. Instead refer HOA members to Michele DoPadre.
- Legal Update
    - Michele DoPadre reiterated her availability for HOA matters.
    - Pam Hunter complimented Michele DoPadre's ongoing commitment to HOA and professionalism towards HOA members.
- Mellak Road lot (#104-01-092B) is still for sale.

8. TREASURER'S REPORT

- Income YTD: $132,786.00
- Expenses YTD: $38,389.00
- Balance for Savings Account: $64,106.00
- Balance for Road Account: $75,360.00

- Balance for Const Deposit Account: $6,001.21

9. COMMITTEE REPORTS

- Master Design
    - There has been one new house completed since the July meeting, and two more have had applications submitted. There have been various other small projects that the MDC has worked on.
    - Covey Run will keep its own files on projects within the Covey Run village. This is the standard that has been done so far with Vista Del Oro and Wild Horse II. The MDC will keep files from the villages if requested. The only issue is that the MDC keeps electronic backups and submits those to our HOA administrator periodically for backup as well. Perhaps it's an issue that each Village association can or has explored.
    - There seems to be some issue on properties being transferred back and forth between the owner and the builder without informing our HOA administrator of such. This is outside the MDC's function but if the Board recommends before the final sign off to receive the deposit check, the MDC can check with the HOA administrator that everything is clear.
- Road
    - Continue to place AB at worn road edge locations.
    - Continue to remove brush and cut weeds where mower does not have access.
    - Continue to mow 3 Canyons road easement.
    - Blacktop overlay applied to 3 Canyons Road between West Gate and State Route 92.
- Traffic Control
    - Camera equipment and internet equipment working as designed.
    - Spreadsheets developed to track gate use by non-residents.
    - Working with camera installer and manufacturer to maximize the software's capability.
- Gate
    - There were no problems with the gate this quarter. We are still pushing the use of remotes, cards, and now phone numbers (even long-distance numbers), to the call box.
    - We have been working with Michele DoPadre to get an accurate transfer list so that we can remove those members that move out right away because in order to keep the access list updated, we must have current member lists and transfers. Getting the member list helps to ensure someone is an active member, but knowing to remove an outgoing member becomes difficult as the gate access roster is only based on last name and first initial. Five members were found still on the list but had moved away (they have since been removed).
    - With the assistance of the traffic control committee, we have been able to match non-members with possibly compromised codes, and this quarter, we have sent out 7 courtesy letters about changing codes. We cannot determine if the member gave the codes away until the code is compromised a second time. Currently, we are matching the video from the new security cameras with the codes used, and we are observing camera footage for patterns. Several violators were using the same codes and seemed

to pass them around. Recently, we’re finding that some suspected non-members are entering #s in sequential order on the gate keypad and are finding some codes that way.
    - We are using a code generator with is now making the codes completely random, and we’re confident this will fix that problem.
- Governing Documents – Nothing to report.
- Maps – Still working to convert existing maps into editable PDFs.

10. NEW BUSINES, PART 2: LEGAL ADMINISTRATIVE CONTRACT WITH STATCHEL & ASSOCIATES

- Pam Hunter explained in detail what is covered in the legal administrative contract for the flat monthly fee of $2500 and that the contract will renew automatically at the end of November unless either party ends the contract or if it is renegotiated.
- Mike Needham requested that the board be informed ahead of time if the contract is to be renegotiated, and Pam agreed that the board will be so informed.
- During the discussion, Michele DoPadre explained the many hard difficulties that she and her office faced over the summer, and she asked for everyone’s patience and understanding.

11. CALL TO MEMBERSHIP

None

12. AJOURNMENT

Meeting adjourned at 7:15pm.

GLOSSARY OF TERMS / SYMBOLS

Term/Symbol	Meaning
*	At large
AB	Gravel used on edge of road to prevent road edge wear
AIF	Accredited Investment Fiduciary
BFA	Behavioral Financial Advisor
CDFA	Certified Divorce Financial Analyst
HOA	Home Owners Association
P	President
PDF	Portable Document Format
S	Secretary
T	Treasurer
VP	Vice President

3 CANYONS RANCH HOMEOWNERS ASSOCIATION 2019-2020 BUDGET

BEGINNING BALANCE	$ 94,397.00		ENDING BALANCE	$ 91,133.00	Previous Month		
	Oct. 31, 2019	YTD	BUDGET	REMAINING	Year to Date		
INCOME TOTAL	**$0**	**$132,786**	**$212,001**	**$79,215**	**$132,786**		
2019-2020 Assessments	$0	$126,091	$164,865	$38,774	$126,091		
2018-2019 Assessments	$0	$1,720	$7,126	$5,406	$1,720		
2017-2018 Assessments	$0	$900	$5,292	$4,392	$900		
2016-2017 Assessments	$0	$0	$1,518	$1,518	$0		
Late Fees	$0	$180	$1,500	$1,320	$180		
Interest	$0	$553	$1,400	$847	$553		
Gate	$0	$90	$1,000	$910	$90		
Master Design	$0	$400	$600	$200	$400		
Transfer Fees	$0	$400	$10,000	$9,600	$400		
Recovered Legal Expenses	$0	$396	$15,000	$14,604	$396		
Recovered Admin. Espenses	$0	$0	$700	$700	$0		
Construction Deposits	$0	$2,000	$3,000	$1,000	$2,000		
Miscellaneous Deposits	$0	$56	$0	($56)	$56		
EXPENSES TOTAL	**$3,264**	**$41,653**	**$184,604**	**$142,951**	**$38,389**		
ADMIN	**$1,059**	**$2,529**	**$4,190**	**$1,661**	**$1,470**		
Board	$0	$396	$500	$104	$396		
Master Design	$0	$0	$120	$120	$0		
Gate	$59	$133	$200	$67	$74	59	
Road	$0	$0	$100	$100	$0		
Documents	$0	$0	$100	$100	$0		
Maps	$0	$0	$100	$100	$0		
Website Maintenance	$0	$0	$70	$70	$0		
Construction Deposit Refund	$1,000	$2,000	$3,000	$1,000	$1,000	1000	
ACCOUNTING	**$210**	**$660**	**$2,500**	**$1,840**	**$450**	210	
ATTORNEY	**$0**	**$15,211**	**$65,000**	**$49,789**	**$15,211**		
Litigation	$0	$1,213	$20,000	$18,787	$1,213		
Professional	$0	$7,263	$15,000	$7,737	$7,263		
Administrative	$0	$6,735	$30,000	$23,265	$6,735		
INSURANCE	**$0**	**$0**	**$5,644**	**$5,644**	**$0**		
Board & Officers	$0	$0	$1,859	$1,859	$0		
Property	$0	$0	$3,785	$3,785	$0		
TAXES	**$769**	**$769**	**$780**	**$11**	**$0**	769	
GATE	**$1,226**	**$4,043**	**$18,490**	**$14,447**	**$2,817**		
Warranty	$640	$2,560	$8,000	$5,440	$1,920	640	
Utilities	$107	$683	$2,190	$1,507	$576	58	49
Lighting	$0	$0	$300	$300	$0		
Remotes & Cards	$479	$800	$1,500	$700	$321	479	
Maintenance	$0	$0	$1,500	$1,500	$0		
Repair	$0	$0	$5,000	$5,000	$0		
ROAD	**$0**	**$18,441**	**$45,000**	**$26,559**	**$18,441**		
Maintenance	$0	$11,319	$3,000	($8,319)	$11,319		
ROW/Mowing	$0	$4,490	$10,000	$5,510	$4,490		
Road Edge & Weed Control	$0	$1,932	$6,000	$4,068	$1,932		
ROW/Drainage	$0	$345	$23,000	$22,655	$345		
Fence	$0	$0	$3,000	$3,000	$0		
TRAFFIC CONTROL	**$0**	**$0**	**$3,000**	**$3,000**	**$0**		
Maintenance/Monthly Cloud Fees	$0	$0	$3,000	$3,000	$0		
Miscellaneous	$0	$0	$0	$0	$0		
Contingency Savings	$3,353	$28,236	**$20,000**	$67,459	0	3353	
Road Savings		$21,531	**$20,000**	$75,630	0		
Construction Deposit	-$1,000	$2,000	**$1,000**	$5,001	0	-1000	
Approved by BD 4/10/19							

Randolph Moore, AIF, CRPS, BFA
Moore Invesment Team
Tyra Moore, AIF, CDFA, BFA
Wealth Management by Moore
14350 N Frank Lloyd Wright #1
Scottsdale, AZ 85260
randolph@ssnrep.com/tyra@ssnrep.com
www.wealthmanagementbymoore.com
p: 480-477-7675 f: 800-283-0146

Randolph Moore- Moore Investment Team/Tyra Moore- Wealth Management by Moore

DISCLOSURES:
Registered Representative offering Securities through Securities Service Network Inc, a member FINRA/SIPC. Investment Advisory Services offered through SSN Advisory, Inc.,a registered investment advisor affiliated with Securities Service Network. Inc.

FIXED ANNUITIES WITH INDEX-LINKED INTEREST

MARKETPROTECTOR℠

FREQUENTLY ASKED QUESTIONS

What is a fixed annuity with index-linked interest?

Fixed annuities with index-linked interest are long-term, tax-deferred vehicles designed for retirement. Earnings are taxable as ordinary income when distributed and may be subject to a 10% additional tax if withdrawn before age 59½.

How does my contract value grow with MarketProtector?	Your contract value grows through interest linked to the index option you choose. MarketProtector gives you two index options to choose from; the S&P 500® Index and the MSCI EAFE Index.
How is the index measured?	MarketProtector offers two different crediting methods to calculate index-linked interest: Annual Reset Point to Point and Annual Reset Point to Point Performance Trigger.
What happens when the index value goes down?	If the crediting method calculation is negative, your accumulation value remains the same. Index losses never decrease the accumulation value.
What happens when the index value goes up?	If the crediting method calculation is positive, you will receive additional interest. The amount of interest you receive will depend on several factors, including which index(es) you selected, exactly how the index value changed, the crediting method(s) selected, and the Interest Caps and Rates in place during this period.
How does the Fixed Account Option work?	As soon as it is received, 100% of your premium begins to earn interest in the Fixed Account Option of your MarketProtector contract. The Fixed Account Option offers a 1-year interest rate which is reset each year, but will never fall below the guaranteed minimum interest rate.[1]
When are values added to my contract?	Indexed Interest is credited annually on Indexed Option Anniversaries. Interest is credited daily to the Fixed Account Option.
Can I lose money in a fixed annuity with index-linked interest?	Once credited, interest is locked in and negative index performance in the future cannot reduce the value of your contract. You will receive no less than your initial premium back at the end of the Indexed Option Period you have chosen, assuming no withdrawals or optional add-on benefit charges.
What happens next?	At the end of the Indexed Option Period, values will remain in the indexed option and/or Fixed Account Option. These values can be moved among the available options on the Indexed Option Anniversary. At this time, the annuity's value may be withdrawn without charge.

[1] The guaranteed minimum interest rate will be declared each calendar year and will fall between 1% and 3%. Once a contract is issued, the guaranteed minimum interest rate will not change. Jackson reserves the right to restrict or prohibit new business, subsequent premium or transfers to the Fixed Option.

JACKSON
NATIONAL LIFE INSURANCE COMPANY

MarketProtector®

Index Participation Rates (IPR) are 100% unless stated otherwise.

MarketProtector			5 Years	7 Years	10 Years	Guaranteed Minimum Interest Rate[3]
S&P 500® Index	Annual Reset Point to Point $100,000 and Greater[1]	Annual Cap[2]	3.50% 5.00%	3.75% 5.25%	4.00% 5.50%	N/A
S&P 500® Index	Annual Reset Point to Point Performance Trigger $100,000 and Greater[1]	Annual Cap[2]	2.75% 4.00%	3.00% 4.25%	3.25% 4.50%	N/A
MSCI EAFE	Annual Reset Point to Point $100,000 and Greater[1]	Annual Cap[2]	4.00% 5.50%	4.25% 5.75%	4.50% 6.00%	N/A
MSCI EAFE	Annual Reset Point to Point Performance Trigger $100,000 and Greater[1]	Annual Cap[2]	3.25% 4.50%	3.50% 4.75%	3.75% 5.00%	N/A
	Fixed Account Interest Rate $100,000 and Greater[1,2]		1.95% 2.25%	2.10% 2.40%	2.25% 2.55%	1.75%

Caps and IPRs Effective September 23, 2019
Fixed Account Interest Rate Effective September 23, 2019

[1] Subject to certain restrictions and limitations, a higher Cap and fixed interest rate, as shown, may apply to premium of $100,000 or greater. Keep in mind, higher Caps and fixed interest rates will not be applied when the Accumulation Value of the contract reaches or exceeds $100,000. Availability of higher Caps and fixed interest rates for premium of $100,000 or greater is subject to change.

[2] **Jackson declares Caps and fixed interest rates at the beginning of each Indexed Option Year and they are guaranteed not to change for the Indexed Option Year. The guaranteed minimum Caps for both indexes are: Annual Reset Point to Point Cap (PPAC) is 2.00% on the 5-year Indexed Option Period or 3.00% on the 7- and 10-year Indexed Option Periods, and the Annual Reset Point to Point Performance Trigger Crediting Rate (PTCR) is 2.00% on the 5-year Indexed Option Period or 3.00% on the 7- and 10-year Indexed Option Periods. Caps will limit the amount of interest that may be credited to the Indexed Option Value during each Indexed Option Year, regardless of the performance of the index. The IPR is guaranteed for the entire Indexed Option Period.**

[3] The guaranteed minimum interest rate will be declared each calendar year and will fall between 1%-3%. Once a contract is issued, the guaranteed minimum interest rate will not change.

Contracts are issued with funds allocated to the Fixed option. Commissions will be paid on initial and subsequent premium at the time that each premium is initially allocated to a Fixed Account Option. Premium allocated to Indexed Account Options will be transferred to the Indexed Account Options indicated on the application, or as otherwise instructed, on the first Index Determination Date (typically every Friday, or the next business day if markets are closed on Friday) after receipt of all premium payments that are in Good Order.

Important Procedures to Receive the Current Rates – In order to qualify for current new money fixed interest rates, cap rates, and credited rates, original applications with money and new incoming 1035 exchange/transfer paperwork must have a signed date (for paper applications) or Electronic Order Entry (EOE) submission date on or prior to 09/20/2019 and received in Good Order by the Home Office within 7 business days from the effective date. Current fax rules apply. All funds received after 09/20/2019 will receive the old money fixed interest rates, cap rates, and credited rates for the first crediting method term only. All funds for incoming 1035 exchange/transfer applications must be received within the 60-day window to qualify. If the new money fixed interest rates, cap rates, and credited rates are higher than the old money fixed interest rates, caps, and credited rates when funds are received, then the higher new money fixed interest rates, cap rates, and credited rates will apply.

Note: Since Jackson® does not hold up maturity date transfers, the 60-day window begins on the date the application is signed or the EOE submit date. Jackson must be notified that the client is initiating the transfer either by having that section completed on the application (where applicable), submitting the Transfer of Asset form indicating client initiated or by a letter of instruction signed by the client. If application is deemed Not In Good Order and paperwork requires re-execution, the eligibility of fixed interest rates, caps, and credited rates will be based off of the newest/most current signature date.

See next page for important additional information.

For representative use only. Not for public distribution.

For more rate and product information, please call your Internal Wholesaler:
Bank and Financial Institution Representatives: **800/777-7900**
Independent and Non-Bank Broker/Dealer Representatives: **800/711-JNLD (5653)**
Regional Broker/Dealer Representatives: **800/340-JNLD (5653)**

The availability of each Indexed Option Period is subject to change. Please remember that Indexed Option Periods of longer duration may not be appropriate for every client. Maximum issue age is 85 for all index option terms.

Note: Withdrawal charges will be waived after the expiration of the Indexed Option Period. Withdrawal charge percentages and the number of years they are assessed may vary by issuing state and term. Please note that withdrawal charges are based on years since issue, so the change in the withdrawal charge percentage may not coincide with an Indexed Option Anniversary.

Withdrawal charges are subject to a 5, 7, or 10-year withdrawal charge schedule.

MarketProtector 10 year: 9.00%, 8.25%, 7.25%, 6.50%, 5.50%, 4.50%, 3.75%, 2.75%, 1.75%, 0.75%, 0%

MarketProtector 7 year: 9.00%, 8.25%, 7.25%, 6.50%, 5.50%, 4.50%, 3.75%, 0%

MarketProtector 5 year: 9.00%, 8.25%, 7.25%, 6.50%, 5.50%, 0%

MarketProtector 10 year: 8.25%, 7.25%, 6.50%, 5.50%, 4.50%, 3.75%, 2.75%, 1.75%, 0.75%, 0.00% (CA only)

MarketProtector 7 year: 8.25%, 7.25%, 6.50%, 5.50%, 4.50%, 3.75%, 2.75%, 0.00% (CA only)

MarketProtector 5 year: 8.25%, 7.25%, 6.50%, 5.50%, 4.50%, 0.00% (CA only)

The S&P 500 Index is a product of S&P Dow Jones Indices LLC ("S&P DJI"), and has been licensed for use by Jackson National Life Insurance Company ("Jackson"). Standard & Poor's®, S&P® and S&P 500® are registered trademarks of Standard & Poor's Financial Services LLC ("S&P"); Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC ("Dow Jones"); and these trademarks have been licensed for use by S&P DJI and sublicensed for certain purposes by Jackson. MarketProtector is not sponsored, endorsed, sold or promoted by S&P DJI, Dow Jones, S&P, their respective affiliates, and none of such parties make any representation regarding the advisability of investing in such product(s) nor do they have any liability for any errors, omissions, or interruptions of the S&P 500 Index.

The Product referred to herein is not sponsored, endorsed, or promoted by MSCI, and MSCI bears no liability with respect to any such Products or any index on which such Products are based. The Contract contains a more detailed description of the limited relationship MSCI has with Jackson National Life Insurance Company and any related Products.

All indexes are unmanaged and not available for direct investment. The payment of dividends is not reflected in the index return.

Fixed annuities with index-linked interest are long-term, tax-deferred vehicles designed for retirement. Earnings are taxable as ordinary income when distributed and may be subject to a 10% additional tax if withdrawn before age 59½.

Guarantees are backed by the claims-paying ability of Jackson National Life Insurance Company.

MarketProtector Individual Modified Single Premium Deferred Fixed Annuity With Index-Linked Interest Option and Market Value Adjustment (contract form numbers FIA250, ICC17 FIA250) is issued by Jackson National Life Insurance Company (Home Office: Lansing, Michigan) and distributed by Jackson National Life Distributors LLC. This product is a fixed annuity that does not participate in any stock or equity investments and has limitations and restrictions, including withdrawal charges and market value adjustments. During the Indexed Option Period the annuity's cash withdrawal value may be less than the initial premium. Premium Payments are flexible in the first Contract Year only, subject to Contract minimums and maximums. Subsequent Premiums will remain in a Fixed Account Option until the first Indexed Option Anniversary. No Premium Payments will be accepted after the first Contract Anniversary. Contact Jackson for more information.

The design of this annuity contract emphasizes the protection of credited interest rather than the maximization of interest rate crediting. Jackson issues other annuities with similar features, benefits, limitations and charges. Contact Jackson for more information. **Fixed annuities with index-linked interest may not be suitable for everyone.**

Fixed index annuities are also known as fixed annuities with index-linked interest (equity indexed and fixed annuities in Oregon).

Jackson® is the marketing name for Jackson National Life Insurance Company®.

For representative use only. Not for public distribution.

JACKSON® | FINANCIAL FREEDOM FOR LIFE™