Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Regular Quarterly Board of Directors (BOD) Meeting
July 18, 2009, following the Annual Membership Meeting,
at Buena Performing Arts Center Lecture Pod (Buena High School)

Board Members Present:
Linda Gleason (19), Connie Foust (20E), Lois Bloom (20W), Greg Chouinard (22), Ron Slyter (23), Bill Sowards (24), Frank Diaz (26), Carl Bromund (27)

Officers:
President, Carl Bromund
Vice President, Frank Diaz
Secretary, Greg Chouinard
Treasurer, Connie Foust (Elected at this meeting)

Call to Order
The meeting was called to order at 10:23 PM by President, Carl Bromund

Acceptance of Agenda
A motion was made and seconded to adopt the meeting agenda. The motion to adopt the meeting agenda was carried unanimously.

Acceptance of June 10, 2009 MHOA Board Meeting Minutes
A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of June 10, 2009. The motion to accept the minutes was carried unanimously.

Call to Membership
No members requested the floor.

Committee Reports:

Gate Committee
A verbal report was given by Rich Frederici. Mr. Frederici said the West gate is up, and answer questions from the Membership.

Master Design Committee (MDC)
A report was given by Chairman Jack Lang. (See Attachments, page 4)

Treasurers Report
The Treasurers report was given by outgoing Treasurer, Gary Brock.

Chase Bank Account Balances (at opening of 7/17/09)

General Checking Account:	$257,623.82
Capital Checking / Savings:	$71,604.35
Total Account Balances:	$329,228.17

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Assessments collected this fiscal year approx: $100,000 plus
Assessments owed this fiscal year approx: $20,000 minus

Gary Brock, Treasurer.

Old Business:

1. Status of Gate Construction

Discussed during Gate Committee report.

2. Gate Regulations - Revisit Hold Harmless Agreement and concerns expressed by members

A motion was made and seconded to eliminate the Hold Harmless clause from the Gate Application for Members. The motion was carried unanimously.

A motion was made and seconded to direct the Gate Committee to destroy all Hold Harmless agreements submitted by Members.

A motion was made and seconded to amend the above motion to direct the Gate Administrator to return any Hold Harmless agreements submitted by Members, back to those Members. The motion was carried unanimously.

The amended motion (to return any Hold Harmless agreements) was carried unanimously.

3. Arizona Corporation Commission Annual report

Discussed.

New Business:

1. Election of Officers:

A motion was made and seconded to elect Carl Bromund (for fiscal 2009-2010) *as President. The motion was carried unanimously.*

A motion was made and seconded to elect Frank Diaz (for fiscal 2009-2010) *as Vice President. The motion was carried unanimously.*

A motion was made and seconded to elect Greg Chouinard (for fiscal 2009-2010) *as Secretary. The motion was carried unanimously.*

A motion was made and seconded to elect Connie Foust (for fiscal 2009-2010) *as Treasurer. The motion was carried unanimously.*

2. Designate Dates for Meetings:

A motion was made and seconded to accept the 2nd Wednesday of October, January, April & June *at 5:30 PM for BOD meetings, and July 17, 2010, at 9:30 AM* (tentative)*, as the date for the Annual Meeting.*

The motion to accept the meeting dates carried unanimously.

Board of Directors Meeting dates:

October 14, 2009
January 13, 2010
April 14, 2010
June 9, 2010

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3. Appoint Committees:
Master Design Committee (MDC)
A motion was made and seconded to accept the following members to the Master Design Committee (MDC):

Jack Lang (27)	Cathy Chouinard (22)
Eileen McMannon (19)	Grant MacLean (23)
Myrna Johnson (20E)	John Hightower (24)
Jerry Rovner (20W)	Jim Picard (26)

The motion to accept the Master Design Committee members carried unanimously.

Road Committee:
A motion was made and seconded to accept the following members to the Road Committee:

Jim Dobis	Bob Gilbert

The motion to accept the Road Committee members carried unanimously.

Gate Committee:
A motion was made and seconded to accept the following members to the Gate Committee:

Tom Pickering	Judy Slyter
Rich Federici	Ron Slyter

The motion to accept the Gate Committee members carried unanimously.

4. Road Shoulder Project:
Discussed. No action taken

5. Appeals/Waiver Request:
A motion was made and seconded to grant an exception for setback of 100 feet to 50 feet from the South property line of the Ohlensehlen's lot 104-01-108A. (for the purpose of building a horse barn)
The motion was carried unanimously.

Call to Membership
One member requested the floor.

Adjournment:
A motion was made to adjourn. The motion was seconded and was carried unanimously
The meeting was adjourned at 12:04 PM.

Submitted By: Greg Chouinard, Secretary

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Attachments:

Master Design Committee Report
18 July 2009

The Master Design Committee (MDC) received one application this month. The application was approved.

The MDC received a letter on the violation of storage of construction material stating the material will be removed within 45 days. Material should be removed by 22 August, 2009 or the matter will be referred to the Board for action.

The MDC has collected $35.00 in fees this quarter. MDC expenses for this quarter were $0.00.

The MDC has submitted a proposed change to the MDC Guidelines to clarify the time a travel trailer or RV may be parked to accommodate loading and unloading.

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

Jack Lang
MDC Chairman

Master Design Committee Report for Membership Meeting
18 July 2009

The Master Design Committee (MDC) received and approved twenty-five (25) applications this year (July 2008 – July 2009). There are three new constructions ongoing currently. The refundable construction deposits are in the Association's account.

The MDC inspected two new construction completions and the construction deposit was refunded.

The MDC has collected $1225.00 in fees this year. MDC expenses for this year were $375.00.

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

Jack Lang
MDC Chairman