

**Three Canyons Ranch Master Homeowners Association
Board of Directors Meeting / Wednesday October 10th, 2012**

1) Meeting called to order at 5:35pm.

2) Board members present: Richard Sontheimer (President), Keith Gallow (Vice President), Jack Lang (Treasurer), Gary Brock (Secretary), Cathy Chouinard, Connie Slay, John Langhoff, Mike Needham, Richard Frederici.

3) Introduction of board members and review of meeting ground rules.

4) Revision and/or acceptance of meeting agenda. A motion was made and seconded to accept the meeting agenda. The motion carried by a unanimous vote.

5) Revision and/or acceptance of the July 12th, 2012 Board Meeting Minutes. A motion was made and seconded to accept the board meeting minutes of July 12th, 2012. The motion carried by a unanimous vote.

6) Call to membership. No members requested the floor.

7) Treasurers report. Report given by Jack Lang, Treasurer.

Financial Statement as of September 30, 2012	
Commercial Checking	\$ 35,686.75
Outstanding Checks	\$ 150.00
Construction Deposits	\$ 2,000.00
Commercial Savings	\$200,540.05
<u>Capital Savings</u>	<u>\$ 71,813.71</u>
Total	\$308,040.51

Status of delinquent assessments report reviewed and discussed.

8) Committee reports:

Master Design Committee Report: Report given by Jack Lang, Committee Chairperson.

The Master Design Committee (MDC) received and approved eight (8) applications this quarter (August – October). Two applications are before the Board for approval of a variance.

The MDC collected \$280.00 in fees this quarter. MDC expenses for this quarter were \$11.50.

There are two new constructions ongoing currently. The refundable construction deposits are in the Association's account.

The Arizona Legislature has passed two laws that impact the MDC of an HOA in the last session. Construction deposits must be maintained in a separate account or identified in the HOA

account as construction deposits. The Financial Statement now includes a line that identifies the construction deposits in the HOA checking account. The chairperson of the MDC must be a member of the HOA Board. We are in compliance with the new requirements.

The MDC issued one Notice of Violation (NOV) letter this quarter. The NOV letter (Spragg) is before the Board for action.

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 Committee Report: Report given by Richard Frederici, Committee Chairperson. Since the July 2012 Board Meeting, the road committee has completed one mowing, with a final mowing to be completed. Additional ditch work has been done because of flooding issues. SSVEC has placed a gabion, in the wash area, on the north side of the Oak's Roadway portion of 3 Canyons Roadway. At this time the road committee commends no further action in that portion of the Oak's Roadway, and will monitor the situation.

West Gate Committee Report: Report given by Tom Pickering, Committee Chairperson. No updates to report.

East Gate Committee Report. Report given by Connie Slay, Committee Chairperson. The committee has 3 gate proposals for Signal Gate. The west gate committee members volunteered to assist the east gate committee members with the review of proposals and information. Construction bids will also be pursued.

Governing Documents Committee Report. Report given by John Langhoff, Committee Chairperson. No updates to report.

Map Committee Report. Report given by Eileen McMannon, Committee Chairperson. No updates to report.

9) Update on Legal Actions

- a. Member Mr. Martin filed with attorney.
- b. Final judgement for 3 Canyons Ranch MHOA with members Mr. & Mrs Granillo. A motion was made and seconded for the MHOA treasurer to meet with the MHOA attorney (Stachel) office to work out a payment plan not to exceed 12 months. After discussion the motion failed by a unanimous vote.

New Business:

10) Look at East Gate way ahead. Opinion given by Richard Frederici, Road Committee Chairperson. The major issues of trespassing, speeding and road resurfacing of 3 Canyons Road would be more manageable with the construction of an East Gate. The Road Committee strongly supports the construction of an East Gate.

11) MDC referred two Variance Requests to the Board.

a. Member Myers, setbacks for children play area and shade sail. A motion was made and seconded to approve the variance request for setbacks for children play area and shade sail as presented.

During discussion, it was determined that the children play area and shade sail would not be a permanent structure. After discussion the motion carried by a vote 7 yes, 2 no.

b. Section 19, setbacks for cluster mailboxes. A motion was made and seconded to approve the variance request for placement of cluster mailboxes in Section 19, on the east side of Calle Mia, Huachuca Vista Trail and Rio Santiago, with the following conditions: All construction and installation costs for the cluster mailboxes are paid for and managed by the participating residents of Section 19, including any additional mailboxes needed in the future once the initial mailboxes are full. The plans are approved by the United Postal Service and the Master Design Committee. After installation, 3 Canyons Ranch MHOA takes over responsibility for any damage and/or liability for the cluster mailboxes.

During discussion, it was determined that the location for the cluster mailboxes would be within the 3 Canyons Road easement and not on private property. After discussion the motion failed by a vote 5 no, 4 yes.

12. CC&R 4.2.6, Motor home parking not being enforced.

The MDC takes this topic/issue under advisement.

13. Consider Road Repair.

Tabled until East Gate is decided on.

14. HOA membership requests.

Two separate non-member property owners with homes that neighbor the south boundary of 3 Canyons Ranch MHOA, have requested to be annexed into the 3 Canyons Ranch MHOA. One of the residents attended the meeting and fielded questions from the Board and audience. After discussion, the consensus of the Board was to have Richard Sontheimer (President) and Jack Lang (MDC Chairperson) inspect both properties and if they together believe the properties meet the MHOA requirements, they will then meet with the MHOA attorney for advice. Richard and Jack will report back to the Board with their findings at the next board meeting.

15) Call to membership. No members requested the floor.

16) Adjournment. A motion was made and seconded to adjourn the meeting. The motion carried by a unanimous vote. The meeting adjourned at 7:50pm.

Gary Brock, Secretary.