Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Special Board of Directors (BOD) Meeting
February 2, 2007, 5:30 PM, at Pueblo del Sol Country Club

Many of you may be aware of the law suit between San Pedro Development (represented by Ernie Graves) and Three Canyons HOA - concerning the status of the second phase of the Wild Horse development (Wild Horse II) i.e., whether Wild Horse II is or is not included in the Master Home Owners Association. On Thursday, the 25th of January, a settlement conference between Ernie Graves and representatives of the Three Canyons Board (plus Counsel) was moderated by Judge James Conlogue and a settlement to this long-standing litigation was proposed. The purpose of this meeting was to present the settlement offer to the membership and to make any motions associated with the adoption of the settlement offer.

Prior to the meeting, Three Canyons Counsel Bob Stachel summarized the settlement offer to the membership, and then introduced Judge James Conlogue.

Judge Conlogue answered many questions from the membership concerning the settlement offer.

Board Members Present:
Gary Brock, Lois Bloom, Greg Chouinard, Ron Slyter, Rich Frederici, Carl Bromund, Richard Dirks

Officers:
President, Carl Bromund
Vice President, Richard Dirks
Secretary, Greg Chouinard
Treasurer, Gary Brock

Call to Order
The meeting was called to order at 6:20 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 January 24, 2007 MHOA Board Meeting Minutes
A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of January 24, 2007. The motion to accept the minutes was carried unanimously

Call to Membership:
No members requested the floor.

New Business:

1. **Settlement Offer concerning Wild Horse Litigation**

A motion was made and seconded for the Board of Directors to endorse the proposed settlement offer. The motion was carried unanimously.

A motion was made and seconded to place the proposed settlement offer before the membership for a vote as an amendment to the CC&R's. The motion was carried unanimously.

A motion was made and seconded to hold a special membership meeting on Saturday February 24th at 10:00 a.m. The motion was carried unanimously.

A motion was made and seconded to approve the draft Voting Guidelines. The motion was carried unanimously.

A motion was made and seconded to suspend the Association Rule concerning members in good standing so that <u>all</u> members regardless of any unpaid fines or assessments would be allowed to vote in the February 24th special membership meeting. The motion was carried unanimously.

A motion was made and seconded to establish the date of record for voting in the February 24th Special Membership meeting as February 1st. The motion was carried unanimously.

A motion was made and seconded to appoint the members Jack Lang (27), Gene Mundt (29 & 28), Doug Templeman (28), Donna Willard (23), and Gene Swarner (20W) to the Voting Committee. The motion was carried unanimously.

A motion was made and seconded to budget $1,000 for this special election. (Funding for the meeting place and ballot printing) The motion was carried unanimously.

2. **Proposal from Arizona Land concerning Survey of Palominas School District property.**

A motion was made and seconded to establish a budget of $3.000 for the survey of Palominas School District property. The motion was carried unanimously.

Call to Membership:
Two members requested the floor.

Adjournment:
A motion was made and seconded to adjourn. The motion was carried unanimously. The meeting was adjourned at 6:45 PM.

Submitted By: Greg Chouinard, Secretary