

Three Canyons Ranch Master Homeowners' Association (MHOA)  
Board Meeting Minutes  
January 13, 2016

1. Call to Order. Meeting called to order at 5:30pm

Board Members present:

John MacLeod - Sec. 19  
Marilyn Wardlaw - Sec 20E  
John Langholff - Sec 20W (Vice President  
Richard Sontheimer - Sec. 21 (President)  
Cathy Chouinard - Sec. 22  
Mike Needham - Sec. 23 (Secretary)  
Rich Frederici - Sec. 24  
Bob Gilbert - Sec 26  
Jim Dobis - Sec. 27

Board Members absent:

Evans Guidroz - Sec 28

2. Introductions and Review of Ground Rules

The President provided a brief review of the meeting ground rules.

3. Revision and/or Acceptance of Agenda

Agenda was accepted without revision.

4. Revision and/or Acceptance of October 14, 2015 Meeting Minutes

Minutes were accepted with one revision. The revision was to correct the 3 Canyons Board of Directors Section 19 representative.

5. Call to Membership

No comments from the attending members.

6. Treasurer's Report - Donna Willard

Total Income for October – December 2015 was \$13,037. Total Income for fiscal year is \$173,919.00. \$721.00 over budget.

Year to date: July 1 – Dec 31, 2015, Late fees and Interest income is \$3,858.00

2014-2015 Assessments collected this year: \$3,708.00. There is \$630.00 remaining due for last fiscal year.

There is \$810.00 of assessments still due from 2013-2014 fiscal year.

Michele DoPadre collected three years of assessments, late fees, interest and recovered attorney fees for 1 owner in 3 Canyons totaling \$3,039.00 on \$344.00 assessments due from 2013, 2014 and 2015. This included 34.4 in LF, \$101 in Interest and \$2560.00 in Attorney fees. This was deposited January 2016.

Also collected 2014 and 2015 assessments, late fees, interest and recovered attorney fees from an owner in the amount of \$2275.44. This included 2014 & 2015 assessments of \$522.00, LF \$52.20, interest 107.69, Attorney fees \$993.55 and transfer fees of \$600.00. This was deposited January 2016

There remains \$7,560.00 outstanding assessments due for 2015-2016 fiscal year. Michele DoPadre has processed and mailed 10 day demand letters.

Attorney Professional Fees are over budget. We have had 3 accidents, numerous foreclosures, and 1 lawsuit that have required more time for Bob Stachel and Michele DoPadre so far this year.

Michele DoPadre has collected \$10,967.00 in Transfer fees, recovered legal expenses and recovered administrative expenses for the HOA. This amount offsets the Professional and Administrative charges from the attorney.

3 Canyons Ranch MHOA 2015 - 2016 Budget report as of December 31, 2015 is included at the end of the minutes.

## 7. Committee Reports

Master Design Committee (MDC) - Marilyn Wardlaw

MDC approved one project and disapproved one project. See item 8 for the disapproved project appeal.

Two Notice of Violations (NOV) were issued.

1. NOV was issued for having four (4) vehicles parked/stored on the property in an unscreened area in violation of Section 4.2.6 and the Association Rule which allows up to three (3) vehicles to be parked in an unscreened area. The member appealed the NOV. A motion was made and seconded to deny the appeal. The motion passed 8-0, 1 abstain.

2. NOV was issued concerning the number of cattle allowed on contiguous parcels. The MDC committee referred the issue to the Board of Directors for a decision.

A motion was made by Marilyn Wardlaw and seconded, "Livestock grazing is limited to 8 animal to 8 acres of land. When contiguous non-fenced parcels having grazing agreement then the number of animals is limited by the total acreage accessible by the animals." The motion passed 8-0, 1 abstain.

MDC also selected the following to be the exterior paint colors. These colors will also be added to the MDC Guidelines Checklist which is found on the 3 Canyons website.

Behr M190-5 Fireplace Glow  
Behr M270-5 Beehive  
Behr N210-2 Cappuccino Froth  
Behr P300-4 Rise and Shine

Road - Jim Dobis

Installed No Hunting and No Trespassing Signs

Replaced burnt and faded mile marker signs

Initiated tree removal project to clear trees damaged by Monument Fire and trees blocking Right of Way easements along 3 Canyons Road.

Initiated and processed paper work to recover costs related to delivery truck hitting and carrying away reflector and post at 3 Canyons Road and Rio Santiago South intersection. Thanks to Mr. and Mrs. L from Mellak.

Finally received confirmation from Insurance Company that we will be reimbursed for damage caused by motor vehicle accident on Thanksgiving Day 2015

Gate - Rich Frederici

No report

Governing Documents - John Langholff

No report

Maps -

No report

Old Business

Nothing to report

## New Business

### 8. MDC appeal

Owners living at 8559 S. Rio Santiago (sec 19 parcel 113) appealed the MDC disapproval of their 12'x24'x7' hoop structure over their backyard garden plot. A motion was made and seconded to approve their appeal. Motion passed 8-0, 1 abstain.

### 9. Search for new Web master

Tom Gleason, the current 3 Canyons web site administrator, will continue in that role.

### 10. Call to Membership

No comments from the attending members.

### 11. Adjournment

Motion was made and seconded to adjourn the meeting. Motion passed 9-0. Meeting adjourned at 7:47pm.

## (Agenda Item 6. Treasurer's Report)

## 3 Canyons Ranch MHOA 2015-2016 Budget

|                                  | Oct-Dec 2015    | Year-to-Date     | 2015-2016 Budget | Budget Remaining |
|----------------------------------|-----------------|------------------|------------------|------------------|
| <b>Income Total</b>              | <b>\$13,037</b> | <b>\$173,919</b> | <b>\$173,198</b> | <b>-\$721</b>    |
| 2015-2016 Assessments            | \$5,130         | \$153,382        | \$161,198        | \$7,816          |
| 2014-2015 Assessments            | \$0             | \$3,708          | \$0              | -\$3,708         |
| Late Fees                        | \$648           | \$3,003          | \$12,000         | \$8,997          |
| Interest                         | \$341           | \$855            | \$0              | -\$855           |
| Gate                             | \$139           | \$499            | \$0              | -\$499           |
| MDC                              | \$340           | \$410            | \$0              | -\$410           |
| Refundable Const. Deposit        | \$1,000         | \$1,000          | \$0              | -\$1,000         |
| Bank Serv. Fee Refund            | \$95            | \$95             | \$0              | -\$95            |
| <b>Transfer Fees</b>             | <b>\$5,000</b>  | <b>\$8,200</b>   | <b>\$0</b>       | <b>-\$8,200*</b> |
| <b>Recovered Legal Expenses</b>  | <b>\$319</b>    | <b>\$319</b>     | <b>\$0</b>       | <b>-\$319*</b>   |
| <b>Recovered Admin. Expenses</b> | <b>\$25</b>     | <b>\$2,448</b>   | <b>\$0</b>       | <b>-\$2,448*</b> |
| <b>Expenses Total</b>            | <b>\$17,952</b> | <b>\$43,372</b>  | <b>\$114,765</b> | <b>\$71,393</b>  |
| <b>Admin</b>                     | <b>\$607</b>    | <b>\$1,318</b>   | <b>\$8,400</b>   | <b>\$7,082</b>   |
| Board                            | \$95            | \$501            | \$4,500          | \$3,999          |
| MDC                              | \$0             | \$0              | \$200            | \$200            |
| Gate                             | \$507           | \$812            | \$3,200          | \$2,388          |
| Road                             | \$0             | \$0              | \$100            | \$100            |
| Documents                        | \$0             | \$0              | \$100            | \$100            |
| Map                              | \$0             | \$0              | \$100            | \$100            |
| Website Maint                    | \$0             | \$0              | \$200            | \$200            |
| Assessment Overpay Refund        | \$5             | \$5              | \$0              | (\$5)            |
| <b>Accounting</b>                | <b>\$540</b>    | <b>\$1,895</b>   | <b>\$2,500</b>   | <b>\$605</b>     |
| <b>Attorney</b>                  | <b>\$10,709</b> | <b>\$28,318</b>  | <b>\$43,000</b>  | <b>\$14,682</b>  |
| Litigation                       | \$275           | \$275            | \$4,000          | \$3,725          |
| Professional Services            | \$7,648         | \$12,694         | \$5,000          | (\$7,694)        |
| Administration                   | \$2,786         | \$15,349         | \$23,000         | \$7,651          |
| Records Maintenance              | \$0             | \$0              | \$11,000         | \$11,000         |
| <b>Insurance</b>                 | <b>\$0</b>      | <b>\$0</b>       | <b>\$4,400</b>   | <b>\$4,400</b>   |
| Board                            | \$0             | \$0              | \$1,600          | \$1,600          |
| Road/Umbrella                    | \$0             | \$0              | \$2,800          | \$2,800          |
| <b>Taxes</b>                     | <b>\$0</b>      | <b>\$0</b>       | <b>\$200</b>     | <b>\$200</b>     |
| <b>Gate</b>                      | <b>\$4,797</b>  | <b>\$7,849</b>   | <b>\$25,800</b>  | <b>\$17,951</b>  |
| Warranty                         | \$1,920         | \$3,840          | \$8,000          | \$4,160          |
| Utilities                        | \$431           | \$963            | \$1,800          | \$837            |
| Projects                         | \$1,589         | \$1,589          | \$3,000          | \$1,411          |
| Maintenance                      | \$857           | \$1,457          | \$8,000          | \$6,543          |
| Law Enforcement                  | \$0             | \$0              | \$5,000          | \$5,000          |
| <b>Road</b>                      | <b>\$1,299</b>  | <b>\$3,992</b>   | <b>\$25,000</b>  | <b>\$21,008</b>  |
| Repair                           | \$274           | \$2,442          | \$3,000          | \$558            |
| Mowing                           | \$525           | \$1,050          | \$5,000          | \$3,950          |
| Drainage                         | \$0             | \$0              | \$15,000         | \$15,000         |
| Fence                            | \$500           | \$500            | \$2,000          | \$1,500          |
| <b>Contingency</b>               | <b>\$0</b>      | <b>\$0</b>       | <b>\$5,465</b>   | <b>\$5,465</b>   |
| <b>Resurface Road Project</b>    | <b>\$0</b>      | <b>\$105,127</b> | <b>\$105,127</b> | <b>\$0</b>       |
| <b>Road Loan Payment</b>         | <b>\$0</b>      | <b>\$35,000</b>  | <b>\$86,026</b>  | <b>\$51,026</b>  |