

**3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS--- MEETING AGENDA FOR 15-APRIL 2026**

**1. CALL TO ORDER**

By: Current President Lynn Mattingly Where: Palominas Fire District Training Center Date: April 15, 2026 Time: 5:30
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**2. BOARD QUORUM/INTRODUCTIONS**

Section	Representative	Directors Present	Directors Absent
19	Jill Watermann		
20E	Will Platt		
20W	Lynn Mattingly (P)		
21	Philip Isaacson		
22	Mike Jones		
23	Mike Needham		
24	Ben Tyler (VP)		
26	JoAnne Ehasz		
27	Jack Bender		
28	Stacy Smith (S)		
29	Dean Frazier		

**3. MEETING GROUND RULES:**

- a. An Open Call to Members & Member feedback prior to board vote is limited to 3-minutes per topic.
- b. Per Arizona Revised Statutes, board discussion & actions are limited to the published agenda.

**4. OPEN CALL TO MEMBERS:** (Board action prohibited by the ARS)

**5. PRESIDENT'S REPORT:**

- a. Things are operating as efficiently as I could expect.
- b. Notify your Section Rep, the MDC, director or officer of a perceived violation. A governing document reference will help determine & facilitate enforcement.
- c. **APPEAL TO ALL HOA MEMBERS:** Member email addresses and address changes allow for efficient & discrete communication, so **please update us**. For example: an assessment invoice sent to an old address & not paid when due on July 1 does not qualify for an exception.

**6. TREASURER & COMMITTEE REPORTS:** Attached to minutes below.

**7. ONGOING BUSINESS:**

- a. Website updates: Posted shortly after each meeting or contact changes.
- b. Upgrade to a cell phone connection with the West gate? (Costs are included in budget discussion below)

**8. BOARD ACTION ITEMS:**

- a. Ballot & Voting Guideline Instructions for directors of even numbered sections & bylaw amendment – upon approval Agave to send with annual assessment.
  - **Determine director ballot for even-numbered sections:** to date, we have received two Bios for the ballot.
  - **Final approval of Bylaw Amendment.**
  - Agave to send assessment invoices 40-50 days prior to our July 18 annual meeting, to include notice of the annual meeting, director & bylaw amendment ballots.
  - Agave to collect & scan returned ballots due to them by July 1, email to voting committee in time for the Annual Meeting of Members on July 18.
- b. **Voting Committee:** Tabulates votes collected by Agave, members may also submit them in person at the July 18 Annual Meeting.
- c. **2026 -2027 HOA Budget for fiscal year starting July 1.**
  - Costs anticipated by committees should be sent to Anne Thompson, treasurer for the proposed 2026-2027 budget.
- d. **Assessment Rate for 2026 – 2027.**

**9. VARIANCE REQUESTS:** none

**10. CALL TO MEMBERSHIP:**

**11. FUTURE CONSIDERATION:**

**12. ADJOURNMENT:**