3 Canyons Ranch Master Homeowners Association
Meeting Minutes
July 24, 2004

PLEASE BE ADVISED THAT THE ANNUAL MEETING WAS NOT CALLED TO ORDER BECAUSE A QUORUM OF 30% OF THE MEMBERSHIP VOTE WAS NOT REACHED. ACCORDING TO OUR CC&R'S 30% OF THE MEMBERSHIP MUST VOTE IN ORDER TO ELECT NEW BOARD MEMBERS. ANOTHER BALLOT WILL BE SENT OUT AND MUST BE RETURNED BY OCTOBER 1ST 2004. PLEASE BE AWARE THAT MAILINGS ARE EXPENSIVE AND THE BOARD DOESN'T WISH TO SPEND MONEY NEEDLESSLY. PLEASE VOTE! IF YOU CAN'T BE AT THE NEXT MEETING, SEND IN YOUR BALLOT OR APPOINT A DESIGNEE. YOUR VOTE COUNTS. USE IT AND BE HEARD.

ALTHOUGH THE ANNUAL MEETING WAS NOT CALLED TO ORDER THE MEETING WAS HELD AS AN INFORMATIONAL MEETING.

Presidents Report
Tom Pickering introduced the current Board members and committees.
He also reported on accomplishments from the prior year, including completion of controlled access at the west gate. His ongoing goals were to protect property value and to secure the boundaries of three canyons through fencing and gates. He stated there were 10,347 memberships in the association, a 10% growth in the past year.
Tom Pickering wished to thank all the hard work of Bob Wiessler for his work on the Website for 3 Canyons, The website address is........ **az3canyons.com**
Tom Pickering also stated that in the future we should look at reducing the percentage of votes needed to obtain a quorum for elections.

Vice-President's report
NONE

Treasurer's Report
Gary Brock submitted the Treasurer's report.

Regular Account Income Fiscal Year 7/2003 thru 6/2004…………..…$90,235.04
Regular Account Expenses, Fiscal Year 7/2003 thru 6/2004..........…..$68,091.78
Carry over to Regular Account 7/04-6/05...$22,143.26

Capital Account Income, Fiscal Year 7/2003 thru 6/2004....................$146,977.28
Capital Account Expenses, Fiscal Year 7/2003 thru 6/2004................$123,074.06
Carry Over to Capital Account 7/04 thru 6/05......................................$23,903.22

Bank One Loan Activity

Loan Inception Date: November 21 2001
Original Loan Amount: $330,000. Interest Rate of 6.75%
Balance of Loan (as of 7/11/04) $235,000
Next Interest Payment is due 8/21/04 (approx.) $4000.00
Next Principal payment is due 11/21/04 $47,500.00

Projected Regular Fiscal Budget 7/1/2004-6/30/2005
Projected Income Regular Account...$90,000.00
Projected Expenses Regular Account..$84,500.00
Projected Carry Over to Fiscal 2005-2006..$5,500.00

Projected Capital Fiscal Budget 7/1/2004-6/30/2005
Projected Income Capital Account...$120,000.00
Projected Expenses Capital Account..$85,500.00
Projected Carry Over to Fiscal 2005-2006...$34,500.00

Plans are to refinance the Bank one loan balloon payment balance Jan. 2005 Expected principal balance to refinance in Jan 05 is $187,500.00

Attorney's Report
Bob Stachel discussed the role of the attorney as advising the board and litigations. The attorney is currently defending the association with litigation concerning Wild Horse II.

Committee Reports:

Design Committee
Donna Willard reported that this year was a very busy year. 50 new residences have been established in 3 Canyons. 80 items have been reviewed this year alone.
There are currently approximately 195-200 residences in 3 Canyons. This is double the amount of last year. Donna Willard wished to thank all the committee members for there hard work. They consist of Darrel Crowley, Donna Willard, Jim Dobis, Richard Frederici, and David Angel.
Gate Committee
Paul Holland stated that many vendor codes had been compromised and that codes would be switched over in September. Our goal will be to do this twice per year thereafter.
He also stated that some personal codes had been violated and they would also be changed, he further iterated that personal code would be randomly changed and that residents would be notified in advance if they were to be affected and given new codes. This applies to keyed codes only, *not remotes.*
One Resident asked how a remote could be obtained since the residence already had the maximum allowable number of remotes to the west gate. The committee replied that if extenuating circumstances existed then it could be brought before the board for resolution.
The gate committee also wished to express to all members to keep your codes as confidential as possible to allow for the security of our community.

Map Committee
Reports that the new maps are available for sale and asked that any comments on the new format be provided to committee members.

Road Committee
Tom Pickering announced that maintenance of 3 canyons road was ongoing and no new items

were reported.

Fence Committee

The Fence Committee reported that there is still a problem with people cutting fences and gaining access to our roads. The fence committee also expressed anticipation of the east gate being installed in hopes that side streets could then be fenced off.

One member brought up the question of why the fencing in the Bloomfield area had not been repaired. The committee told them that some legal issues had to first be resolved, but that it had not been forgotten.

Cleanup Committee

The cleanup committee wished to thank everyone who participated in the cleanup of the gate area.

Governing Documents Committee

The committee wished to thank Mike Reid and Richard Federici for there work on the ballot for the east gate which passed. No new projects are currently in the works

Election Committee

Tom Pickering wished to express his thanks for all the hard work on the rules and regulations by Ron Slyter and others on the committee. He also stated that new ballots will be mailed out and asked for people to please vote.

Old Business

None

AT THIS POINT A REGULAR BOARD MEETING WAS STARTED AT 2:20 P.M.

One member expressed concern about not receiving minutes in a timely matter. The secretary explained that with the new procedure being implemented that the minutes should be posted to the website within one week of the meetings.

One member asked what can be done to mitigate road impact that will be caused by construction of new homes in section 22. Tom answered by stating that any increase in traffic will have an effect on the road but as new homes are built revenue will also increase off setting the additional expense.

New Business

Tom Pickering announced that any member that receives a decision from any committee and does not agree with it, they have the right to appeal before the Board of 3 Canyons MHOA.

Gerry Chouinard asked the present members about there opinion on the Kinjockity Ranch Estates on the issue of exceeding the land density of 1 residence per 4 acres.

No vote was taken as this was an opinion poll only.

Meeting Schedule for fiscal2005 (The meeting schedule was passed unanimously)

October 13, 2004 (election for board members, special membership meeting)
January 12, 2005
April 13, 2005
June 8, 2005
July 23, 2005 (annual meeting)

Adjournment
3:05 p.m.

NEXT MEETING OCTOBER 13, 2004 @ LA PURISIMA RETREAT CENTER

David Paris
Secretary