

Three Canyons Ranch Master Homeowners' Association
Board of Directors Meeting Minutes
October 10, 2018
az3canyons.com

1. Call to Order. Meeting called to order at 5:32pm at the La Purisima Retreat Center. (Meeting was held outdoors because La Purisima failed to open the meeting room.)

Board of Directors (BoD) present:

Sec 20E	Marilyn Wardlow
Sec 21	Richard Sontheimer
Sec 22	Cathy Chouinard
Sec 23	Mike Needham - (Secretary)
Sec 24	Rich Frederici
Sec 26	Pam Hunter (President)
Sec 27	Jim Dobis

Directors absent:

Sec 19	John MacLeod
Sec 20W	John Langholff
Sec 28	Jerry Lametti
Sec 29	Joe Griffith

2. Introductions and Review of Ground Rules

The President provided a brief review of the meeting ground rules. The President also introduced Bob Stachel, the Association's attorney. Bob is present at her invitation to provide legal history on the Covey Run Development (agenda item 8), if required.

3. Revision and/or Acceptance of Agenda

Agenda was accepted.

4. Revision and/or Acceptance of July 14, 2018 Annual Membership Meeting and BoD Meeting Minutes

Minutes were accepted without revision.

5. Treasurer's Report - Jim Dobis (Assistant Treasurer)

TREASURER'S REPORT FOR FIRST QUARTER 2018-2019
HOA Meeting October 10, 2018

- a. 18-19 Assessment Income YTD: \$152,846.00
- b. Leaving \$11,629.00 Overdue for Assessments
- c. 18-19 Other income YTD: \$15,837.00

d. Expenses YTD: \$48,567.00

Treasurer budget spreadsheet through September 2018 is at the end of minutes
A Director made a comment about the Attorney charges and expressed concern since the remaining Attorneys annual budget was only \$4,595 with 9 months left in the fiscal year.

6. President's Report

Pam stated one of her goals was to increase the communication within the BoD and with 3 Canyons (3C) members. She noted that the Deer Ridge Association will have a link on the 3C web site Villages tab. Pam along with Marilyn Wardlow and Jim Dobis met with the director of the Wild Horse (WH) Architecture Committee (AC) about the WH properties in Sections 28 and 29. It was a very positive meeting, and we agreed to begin and maintain communication between our respective HOAs. I requested that in the future we receive a copy of the WH AC's approval of new building sites, planned square footage in order to update assessments, and property owner contact info. We agreed to work on common language to inform those Section 28 & 29 property owners that any variance requested to the WH AC must also be approved by the 3C MDC. Once agreed upon, I intend to hang this info on the 3 Canyon website. Also, the new house on Arab next to the west gate (Lot 64, I think, on the NW corner of Arab and 3C Road) was discussed. The WH AC director stated that the property and its RV garage were approved by the AC. That lot's RV garage driveway that Jim Dobis gave a cease and desist order to the builder recently is going to be moved to Arab and not on 3C Road. Thank you Jim for your diligence on squaring that situation away.

7. Committee Reports

Master Design Committee (MDC) - Marilyn Wardlaw

Pam, Jim, and I had meeting with Barbara Grabowski from Wild Horse Architectural Committee. Wild Horse portion that accesses 3 Canyons Road will act like a village. They have complete approval over projects, as their rules are stricter than our CC&RS. However, any property that will require a 'curb cut' to 3 Canyons must get approval from both the Road Committee and our MDC first. Any construction in that portion of Wild Horse, the MDC will be informed with a copy of the approval and a copy of the plans.

The MDC would like to request that properties that have had waiver(s) granted for setbacks such as in Covey Run, that the maps or some spot on the web site indicate the new setbacks. It will be easier to have a quick look up then having to go through old meeting minutes and MDC records to figure out what properties have certain changed setback requirements. That would apply to the Architectural committees in those properties in villages as well. Just an ease of finding information quickly would be of great help.

A Notice of Violation (NOV) was issued on October 1st to an owner that currently has 4 horses on a 4 acre property. I received a call back from the owner on the 3rd of October questioning why there is a rule against having horses on 4 acres. Again, I pointed the CC&R section that was sent in the NOV and that he had thirty days as in the

guidelines to come into compliance or appeal to the Board. He then said the horses were not his but only temporary but did not provide how temporary. He also said that he intended to appeal to the Board.

Beyond working with owners on projects the MDC also has been considering the various requests for waivers and have recommendations to the Board when those waivers come up for discussion on the agenda.

Road - Jim Dobis

Continued tree and weed control on 3 Canyons Road easement

Continued road edge maintenance with installation of processed A/B

Construction of erosion control guards at Rio Santiago North and 3 Canyons Road

Annual grass mowing of 3 Canyons Road Easement x 2

Gate - Richard Sontheimer

East Gate is up and running.

Governing Documents - Marilyn Wardlow. No report

Maps - No report. President stated Donna Willard has assumed this duty.

New Business

8. Covey Run Setbacks

The Board was presented a request by the Section 21 Covey Run developer to adjust the north setbacks from 75 feet (that was approved by the Board at the July 14, 2018 meeting) to 50 feet for lots 21 through 26 identified on the development plat. These lots are also identified as parcels 307 through 312 on the 3 Canyons website map and membership list. The Board along with comments from the attending membership discussed the waiver request. A motion was made and seconded to approve the setback from 75 feet to 50 feet on the north side for lots 21, 22, 23, 24, 25, and 26. Motion passed, 7 for and 0 against.

9. Appeals

The Board went into closed session to discuss three appeals.

The Board approved (7 for, 0 against) the first appeal to refund Attorney's fees. The treasurer was directed to submit a \$398.75 refund check to the member.

The Board denied the second appeal (0 for, 7 against). A member submitted an appeal based on a denial by the MDC on placement of a shed. The MDC was subsequently notified the member had or was going to withdrawn the appeal.

The Board approved the third appeal (5 for, 1 against, 1 abstain) to recognize a 7.89 acre parcel as 8 acres for voting, assessments, and CCR rights. One Director noted that in previous years the BoD have approved these type appeals. The parcel will be treated as an 8 acre parcel for assessments and compliance with the appropriate CC&Rs mandates for 8 acre parcels.

10. Call to Membership

None. No non-BoD members were present at this time of the meeting.

11. Adjournment

Motion was made and seconded to adjourn the meeting. Approved by unanimous vote. Meeting adjourned at 7:56 pm.

3 Canyons web site: az3canyons.com

(Agenda Item 5. Treasurer's Report)

3 Canyons Ranch 2018 - 2019 Budget

Prior Month Balance		\$137,826.00		End of Month Balance \$120,392
	Sept. 30, 2018	Year to Date	Budget	Remaining Budget
Income Total	\$8,063	\$168,683	\$188,056	\$19,373
2018-2019 Assessments	4,464	152,846	\$164,475	\$11,629
2017-2018 Assessments	240	3,308	\$11,613	\$8,305
2016-2017 Assessments	0	1,305	\$3,618	\$2,313
Late Fees	479	1,189	\$1,100	(\$89)
Interest	143	313	\$400	\$87
Gate	90	833	\$450	(\$383)
MDC	0	2,003	\$200	(\$1,803)
Transfer Fees	2,400	2,540	\$4,000	\$1,460
Recovered Legal Expenses	0	2,600	\$200	(\$2,400)
Recovered Admin. Expenses	247	746	\$0	(\$746)
Construction Deposits	0	1,000	\$2,000	\$1,000
Expenses Total	25,497	105,299	\$193,824	\$88,525
Admin	83	843	\$8,070	\$7,227
Board	0	0	\$2,000	\$2,000
MDC	0	0	\$200	\$200
Gate	0	0	\$3,300	\$3,300
Road	0	0	\$100	\$100
Documents	0	0	\$100	\$100
Map	0	0	\$100	\$100
Website Maint	83	83	\$70	(\$13)
Construction Deposits Refund	0	0	\$2,200	\$2,200
Accounting	0	435	\$2,360	\$1,925
Attorney	20,657	29,405	\$34,000	\$4,595
Litigation	0	0	\$4,000	\$4,000
Professional Services	2,221	8,273	\$10,000	\$1,727
Administration	18,436	21,132	\$20,000	(\$1,132)
Insurance	0	0	\$5,644	\$5,644
Board	0	0	\$1,859	\$1,859
Property	0	0	\$3,785	\$3,785
Taxes	0	0	\$100	\$100
Gate	829	2,757	\$42,500	\$39,743
Warranty	640	1,920	\$8,000	\$6,080
Utilities	189	587	\$2,000	\$1,413
Landscape & Lighting	0	125	\$2,500	\$2,375
Maintenance	0	125	\$9,000	\$8,875
Repair	0	0	\$5,000	\$5,000
Security	0	0	\$16,000	\$16,000
Road	3,928	15,127	\$52,556	\$37,429
Maintenance	128	256	\$3,000	\$2,744
Mowing	3,800	7,790	\$10,000	\$2,210
Weed Control	0	0	\$6,000	\$6,000
Drainage	0	6,644	\$30,556	\$23,912
Fence	0	0	\$3,000	\$3,000
Contingency- Savings	0	0	\$20,000	\$36,482
Road Savings Account	0	0	\$28,594	\$50,065
Const. Deposit Savings	0	0	\$2,400	\$2,400

Revised and Approved 4/11/2018 by BOD at HOA meeting
Insurance Auto Pay & Budget Revised and Approved : 7/14/2018 Annual Meeting