

**3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES 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

**2. BOARD QUORUM/INTRODUCTIONS**

Section	Representative	Directors Present	Directors Absent
19	Jill Watermann	x	
20E	Will Platt	x	
20W	Lynn Mattingly (P)	x	
21	Philip Isaacson	x	
22	Mike Jones	x	
23	Mike Needham	x	
24	Ben Tyler (VP)	x	
26	JoAnne Ehasz	x	
27	Jack Bender	x	
28	Stacy Smith (S)	x	
29	Dean Frazier	Until 6:30pm	

**3. MEETING GROUND RULES:**

- a. An Open Call to Members & Member feedback prior to board vote is limited to 3-minutes per topic. A member contended he was treated unfairly in the past.
- 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)

- a. A member contended he was treated unfairly in the past.

**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 to late fees & interest.

**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: No action required at this time.

**8. BOARD ACTION ITEMS:**

a. Ballots & Voting Guidelines

- **Director ballot for even-numbered sections-Approved unanimously.**

Currently, all directors will run for re-election; one applicant for Section 24 and one for Section 20W have been received so far.

- **Bylaw Amendment-Approved unanimously** with clarification to 3.9, add 'voting power of the association'..
  - Agave to send assessment invoices 40-50 days prior to the July 18 annual meeting with Annual Meeting notice, director & bylaw amendment ballots.
  - **Members should send their assessment to the address on their invoice, NOT to the Phoenix address on the recent email from Agave.**
  - 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:** Approved unanimously volunteers J. Mattingly & J. Ehasz to tabulate votes collected by Agave, members may also submit in person at the July 18 Annual Meeting.

c. **2026 -2027 Budget for fiscal year starting July 1:**

- Prior to unanimous approval, a director noted that the 'Transfer to Reserve' is not an expense projected for this coming year although budgeted as savings for a future expense. An inquiry will be sent to the CPA to verify contributions to reserve funds adheres to Generally Accepted Accounting Principles.

d. Assessment Rate for 2026 – 2027: \$15.00 per membership, unchanged from last year. Approved unanimously, Director Frazier absent.

Note: The formula to calculate the annual assessments is based on the number of 'memberships' held by each owner. Each full acre of land owned equals one membership and one membership for each one hundred (100) square feet of residential living space, including guest house. The process is stated in [CC&R \(§ 6.1\)](#). Also posted on our website, FAQ #8.

**9. VARIANCE REQUESTS: none**

**10. CALL TO MEMBERSHIP:**

- a. Member suggested increasing the assessment, researching for higher yields on reserve funds, coordination of email lists.

## **11. FUTURE CONSIDERATION:**

## **12. ADJOURNMENT: 6:53 pm by Lynn Mattingly**

### **COMMITTEE REPORTS**

#### **1. Treasurer's Quarterly Report**

1. Total Income YTD: \$212,788
2. Total Expenses YTD: \$89,964
3. Operating Account Balance: \$70,194
4. Edward Jones Account Value: \$739,466
5. Road Reserve Account: \$100,077
  - a. Transferred from Operating Account in lieu of Ed Jones CD's / Treasuries due to upcoming road contract invoice.
6. Assessments in Arrears: \$1885
7. Assessments Collected: 99%

Respectfully submitted,  
Anne Thompson, Treasurer

#### **2. President's Quarterly Report – Included in Agenda**

#### **3. Road Chair Report**

- One new design driveway road curb cut w/ culverts was completed, looks to be an improvement over previous design; driveway markers installed.
- New style dip driveway curb cut nearly completed, awaiting finish grading, rip-rap & driveway markers.
- BNR Paving will be starting their contract the first week of June, subject to weather & other delays. Members to be notified when closer to the start date.
- Missing roadway markers installed @ S. Arab Ct, S. Mule Place, S. Welsh Place.
- BNR's paving repairs were completed at S. Welsh Place & S. Arab Court.
- Blue pin flags denote anthill locations that have been since sprayed, pin flags removed after anthills confirmed inactive.

Submitted by Road Chairperson Lynn Mattingly

#### **4. Gate Committee Report**

This was a busy quarter. The West gate continued to provide many, many opportunities for learning this quarter. CenturyLink was called several times concerning the inability to upload information and download transactions from the computer program to the gate box. In March, CenturyLink found a crack in the line, fixed it, and at the point in time, all things

relating to uploading and downloading have been running smoothly.

There was an issue with emergency personnel being able to enter the community using the Knox Box device and the YELP siren. A repair ticket was submitted and the repair technician came, along with Lynn and the fire department personnel. It originally appeared that all the devices were working at the end of the service call, but the West gate would open and close randomly on its own. Another service call, additional work on the system was required to "lower" the sensitivity of the gate system to various pitches of noise that were undetectable to the human ear. All appears to be working at the West gate.

Gates codes have been checked against current member names and renter names. Many codes have been removed due to members selling and not returning gate devices or letting the gate coordinator know of the change in ownership. By the annual meeting in July, all vendors should be notified of a new code and vendors should be organized with the gate coding system. Inquiries have been made to convert the landline system to a cellular system. An estimate has been received, but hoping that the recent repair made by CenturyLink will have permanently fixed the uploading/downloading problems.

I spoke with another gated community that currently utilizes cellular service for operation of their gate. The other community is extremely happy, does not experience technical issues requiring service and would not return to land line service. To be continued in the future pending CenturyLink service issues. The East gate has worked well and has not exhibited any problems this past quarter.

Respectfully presented: Joyce Bender

## **5. Q1 2026 3 Canyons Ranch Master Homeowners Association Master Design Committee report.**

In February 2026 MDC approved

- 1 storage shed
- 1 detached garage.

In March 2026 MDC approved

- 1 new fence.

In April 2026 MDC approved

- 1 modification on an already approved Building plan related to color/exterior wall covering.
- 1 inground pool with decorative/safety wall/fence enclosure.

Agave in March sent

- 2 courtesy notices on behalf of the MDC.

Presented by: Benjamin Tyler, MDC Chair

## **6. Website Report:**

A detailed cost analysis was prepared June Sengmany, website administrator. She recommended that we continue with present domain and email hosting services.

Presented by Benjamin Tyler

## 7. Traffic Control Report

1. All Cameras appear fully operational and are working normally.
2. New low-profile fan in West gate box working well will get another for East gate box ventilation.
3. Traffic Control has received several new complaints/concerns about excessive speeding on 3 Canyons Ranch Road, to that end, Traffic Control purchased a solar powered radar speed warning sign with digital camera and AI license plate recognition for speeding infraction documentation. Radar unit will arrive this Friday, TC chair will test then install over the weekend.
4. To address speeding concerns if the radar sign doesn't have the desired effect the option exists to hire Off Duty Management for off duty sheriff's deputy patrols. This option is expensive at around \$415 per 3-hour patrol.

Presented by: Benjamin Tyler, Traffic Control Chair

7. **Maps Report:** Updated maps are on the website: [www.threecanyonsranch.com](http://www.threecanyonsranch.com)

Presented by: JoAnne Ehasz, Maps Committee