

THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
Final Agenda BOD Meeting 2025 Oct 15

1. CALL TO ORDER

By: Lynn Mattingly, President Where: Palominas Fire District Training Center Date: 2025 Oct 15 Time: 1730

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 Frazeur		

P-President. VP-Vice President. S-Secretary

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 the latest Arizona Revised Statutes, board discussion & actions are limited to the published agenda.

4. OPEN CALL TO MEMBERS: Comments from members – note that board action is prohibited by the ARS.

5. AROUND THE BOARD: Comments

6. PRESIDENT'S REPORT: Lynn Mattingly

7. TREASURER'S REPORT: Anne Thompson

8. COMMITTEE REPORTS: ATTACHED TO MINUTES

- a. **Master Design Committee (MDC):**
- b. **Road Committee:**
- c. **Gate Committee:** Joyce Bender
- d. **Traffic Control Committee: Discuss Traffic Calming-** Ben Tyler
- e. **Maps:** Donna Willard
- f. **Website:** June Sengmany
- g. **Governing Documents:** Lynn Mattingly

9. ONGOING BUSINESS

10. BOARD ACTION ITEMS

- a. Appoint MDC Chair due to Will Platt's resignation. The BOD on behalf of the entire HOA wishes to thank Mr. Platt for his dedication and many volunteer hours as MDC Chairman. Mr. Platt has agreed to assist the new MDC Chair as needed during the transition. Per ARS 33-1817, the MDC chair must be a member of the Board of Directors.
- b. Written communication including emails: All emails on threecanyonsranch.com email addresses pertaining to Three Canyons HOA shall be kept for a minimum of 4 years in accordance with ARS 33-1805 and 33-1258
- c. Fractional Properties: Issues to discuss re: Association Rule #11 (currently voided)
- d. Disclosure of "Transfer of Ownership" of property rule (See Association Rule 20). Attorney and President suggest voiding this rule.
- e. Guidelines for HOA member gate access: guidelines for member cards v codes (JoAnne Ehasz)
- f. Revised 3CR Road Guideline engineering – increased asphalt thickness to 3" for both road & driveways; increased concrete thickness to 5 ½" for both, clarified thickened edge details & keynotes. If approved, Road Chairman will provide an updated copy for the website.
- g. Compliance Monitoring by Agave: approval of proposed contract
- h. Governing Documents, specifically updated bylaws, approval of quorum, legal issues: 80% of 10%, mailed ballot required, cost/timing?
- i. 3CR Master Design Guidelines: Proposal to allow a change such that a building permit, when required, can be supplied as a deferred submittal prior to the first onsite inspection. The reason for proposal is to get MDC approval PRIOR to obtaining a county permit, to help limit costs to potential new homeowners.

- j. Traffic control: Ben Tyler will present options for the BOD to consider to address excessive speeding on Three Canyons Road

11. VARIANCE REQUESTS

01-058J Meckling (Acreage)

- This lot had a decrease in acreage from the original 8 acres to 7.43 due to the quit claim of north lot frontage to the HOA for the 3C Road easement.
 - The quit claim is a requirement of the CCR's when requested by the association for along 3C Road both sides.
 - This situation potentially applies to all lots fronting on 3C Road due to the quit claim of property to the association.
- Member is looking for a variance to be considered as an 8.0 acre parcel again.
- Previous variance history has allowed an adjustment in assessed acreage with its related costs, benefits & restrictions, even without the quit-claim consideration.
- Approval requires a $\frac{3}{4}$ BOD vote per CCR 4.3.9.

01-314E Positive View (Setbacks)

- Member is requesting 100' setbacks on East & South sides due to site drainage issues.
- CCR 4.3.4 (a) requires this size lot (24 ac) to have 175' setbacks.
- CCR 4.2.14 disallows any obstructions to drainage.
- CCR 4.3.9 allows reasonable variances to setbacks by a $\frac{3}{4}$ BOD vote.
- CCR 4.6 allows a variance if not having a substantial adverse effect on Owners & Occupants

12. CALL TO MEMBERSHIP

a. FUTURE CONSIDERATION

- i. Treasuries/T-Bills vs CD's:
 - 1. CPA: State but NOT Fed tax exempt
 - 2. Per Ed Jones' Gina Lane: purchased below par, paid out at par w/ accrued interest
 - 3. Rates not always less than CD's
 - 4. Mike Jones tasked w/ bringing additional information
 - 5. State tax paid last FY is \$762.00

ADJOURNMENT