

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Quarterly Board of Directors (BOD) Meeting
April 14, 2010, 5:30 PM, at La Purisima Center**

Board Members Present:

Linda Gleason (19), Connie Foust (20E), Lois Bloom (20W)
Greg Chouinard (22), Ron Slyter (23), Carl Bromund (27)

Officers:

President, Carl Bromund
Vice President, Frank Diaz
Secretary, Greg Chouinard
Treasurer, Connie Foust

Call to Order

The meeting was called to order at 5:34 PM by President, Carl Bromund

Revision and/or Acceptance of Agenda

A motion was made and seconded to adopt the meeting agenda. The motion to adopt the meeting agenda was carried unanimously.

Revision and/or Acceptance of January 13, 2010 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of January 13, 2010. The motion to accept the minutes was carried by a vote of 5 for, 1 abstain.

Call to Membership

No members requested the floor.

Committee Reports:

Master Design Committee (MDC)

A report was given by Committee Chairman, Jack Lang. (See Attachments, page 3)

Road Committee

A verbal report was given by Committee Chairman, Jim Dobis.

Gate Committee

A report was given by Committee Chairman, Tom Pickering. (See Attachments, page 4)
Additional verbal information was provided by Gate Administrator, John Stone.

New Business:

CC&R Enforcement

A motion was made and seconded, that (in reference to the) Minutes from the January Meeting for legal action to be taken against Mr. Jim Dobis. The Board recognizes that all violation has been corrected to the satisfaction of the Board, and MDC. The motion was carried unanimously.

Voting Guidelines for Upcoming Annual Meeting and Election

A motion was made and seconded to adopt the Voting Guidelines as amended. The motion was carried unanimously. (See Attachments, pages 5 and 6)

Budget for upcoming Fiscal Year (July 1, 2010 to June 30, 2011)

A motion was made and seconded to approve the Proposed Budget as amended. The motion was carried unanimously. (See Attachments, page 7)

Assessments

- Assessment Rate and Due Date for upcoming Fiscal Year (July 1, 2010 to June 30, 2011)

A motion was made and seconded to set the due date for assessments as July 1, 2010. The motion was carried unanimously. (Note: The assessment rate remains unchanged at \$12.00/membership)

- Status of Current Litigation (Road Deeds and Delinquent Assessments)

A motion was made and seconded to adopt the following Resolution. The motion was carried unanimously. (See Attachments, page 8)

Financial Management (Invoices, Financial Reports, Collections)

A motion was made and seconded to adopt the Procedures for Payment of Invoices as drafted. The motion was carried unanimously. (See Attachments, page 9)

Appeals

A motion was made and seconded to deny the Gomez appeal. The motion was carried unanimously.

Call to Membership

One member requested the floor.

Adjournment:

The meeting was adjourned at 10:17 PM.

Submitted By: Greg Chouinard, Secretary

Attachments:

Master Design Committee Report 14 April 2010

The Master Design Committee (MDC) received and approved six (6) applications this quarter (February – April). The MDC received one request for a project extension and that was denied. Working with the property owner a solution was reached and the application will be resubmitted.

The MDC collected \$540.00 in fees this quarter. MDC expenses for this quarter were \$101.52. Additionally two \$1000.00 new construction deposits was collected. Inspection was completed on one home and the \$1000 new construction deposit was refunded.

The MDC issued two Notice of Violation letters for violation of the CC&Rs. Those have been referred to the Board for action. The violations were:

1. Gomez: Vehicles stored on property. (CC&R 4.2.6) Nuisance with numerous vehicles parked on property. (CC&R 4.2.5)
2. Zamora: Trash, debris and furniture stored on property. (CC&R 4.2.5)

The two Notice of Violation letters issued last quarter to Dobis and Paris have been resolved and the properties are in compliance with the CC&Rs.

The MDC has been unable to get Quest to move their line so SSVEC can remove the remaining power poles from Three Canyons Road. The Board may need to take stronger action.

The MDC welcomes the opportunity to assist the Association's members, our neighbors, to improve their property while complying with the Association CC&Rs.

Jack Lang
MDC Chairman

Gate Report

April 14, 2010

At our meeting on December 2, 2009, it was reported that someone had stolen the lights from our gate as well as the two gates belonging to Castle & Cooke and a resident in VDO. Also someone ran over two of the lights on the N.E. corner. All lights were replaced quickly as it was a safety concern. Since that time there has been no further theft or vandalism.

The gate was activated on January 26, 2010 without incident. A few defective remote openers were replaced, people with numbers have learned to enter the number immediately after hitting the # button on entry, vendors realize the need to send in an application for permanent access and the Knox box key and siren activation have been thoroughly tested by the Palominas and Fry Fire Department, the Sheriff's office and the Border Patrol.

The entrance sign will be installed this Friday.

The gate administrator had no issues.

VOTING GUIDELINES (approved by the Board April 14, 2010)

1. A quorum equals 10% of the total memberships in the association.
2. Elections are held in conjunction with the Annual Meeting of the Membership and at other times as needed. The Annual Meeting is normally held in July with the exact date, time and location announced on the 3 Canyons Ranch HOA Website at <http://www.az3canyons.com> . An announcement concerning the Annual Meeting will be mailed to all members.
3. Voting may be accomplished either in person or by absentee ballot.
4. There may be a total of 11 Board Members. Board members will represent the following sections: 19, 20 East, 20 West, 21, 22, 23, 24, 26, 27, 28, and 29.
5. Board members for even numbered sections will be elected in an even year for a two year term. ***This year's election (2010) will include Board Members for sections 20 East, 20 West, 22, 24, 26 and 28 (set in bold italics for emphasis).***
6. Board members for odd numbered sections will be elected in an odd year for a two year term. Next year's election (2011) will include Board Members for sections 19, 21, 23, 27 and 29.
7. Members who desire to have their name placed on the ballot for election as a Board member will submit a written request via certified mail to the President of the Board of Directors (PO Box 970; Hereford, AZ 85615) no later than June 9, 2010. Members who desire to have their name placed on the ballot for election as a Board member may also request this in person at the Board of Directors meeting on June 9, 2010.
8. Within each section, the candidate with the largest number of votes will be declared the winner.
9. Voter eligibility, quorum determination, ballots (preparation, distribution and collection) will be under the control of the board of directors. Ballot counting will be handled by the voting committee. The Voting Committee will be appointed by the Board of Directors.
10. Ballots will be retained for thirty days following the election. After thirty days, the ballots will be destroyed.

11. You may vote if you own property in Three Canyons Ranch. (***Memberships and Voting are covered in section 6 of the CC&R's***). Each owner shall have the following number of memberships:

- One membership for each full acre in each lot or parcel owned by the member, but no memberships for fractional areas, and
- One membership for each one hundred (100) square feet of residential dwelling (including guesthouse) but no memberships for less than one hundred (100) square feet.

E.g. A member with a 2100 square foot house on an 8 acre parcel would have 29 membership votes.

13. All members of record as of July 1, 2010 will be eligible to vote in the election to be held in July 2010.

14. Non-payment of assessments for 60 days past the due date will result in loss of voting rights.

3 Canyons Ranch MHOA
Budget - Fiscal Year 7/10 - 6/11
(as approved by the Board April 14, 2010)

Projected Income

Regular Assessments	10,250 memberships (x) \$12.00	123,000
Master Design Review Fees	(4) Homes (x) \$200.00	800
Transfer Fees	(24) Transfers (x) \$150.00	3,600
Projected Income Total		127,400

Projected Expenses

Administration & Supplies		7,000
Attorney Fees	Litigation/Legal	15,000
Accounting/CPA Review		2,500
Insurance:	Road Liability	1,300
	Board & Officer Liability	1,600
	Gate Insurance	500
Lockbox	Chase Bank	2,400
Taxes	Federal, State, Property	4,000
Gate Committee	Management and Remotes	4,600
	Maintenance	5,000
	Electric	900
	Telephone	525
Road Committee	Maintenance and Repairs	10,000
	Mowing	3,000
	Weeds	1,000
Total Expenses		59,325
Reserve Fund		68,075
	Total	127,400
Projected funds available at end of fiscal year		265,000
Road Paving w/approval of membership		200,000

**3 Canyons Ranch Master Homeowners' Association,
an Arizona Non-Profit Corporation
Resolution by Board of Directors**

BE IT RESOLVED, that I, Greg Chouinard, as the Secretary of 3 Canyons Ranch Master Homeowners' Association, hereby acknowledge that on MAY 14th, 2010, the Board of Directors of 3 Canyons Ranch Master Homeowners' Association has authorized **Carl Bromund** to execute all documents necessary to effect a settlement in CV2008-00943, which includes any and all documents required to consummate the transaction between 3 Canyons Ranch Master Homeowners' Association and Federal National Mortgage Association. Further, this resolution has not been revoked.

Signed this 14th day of April, 2010


By: Greg Chouinard
Secretary

Procedures for Payment of Invoices and Procurement of Materials

(as approved by the Board April 14, 2010)

All invoices for goods and services ordered on the basis of time and materials will contain the following information:

Invoice number
Date the work was performed
Number of hours performed to the nearest 15 minute increment
Labor rate
Equipment rate
Copies of receipts for all materials

Accounts should be set up with vendors by the association.

The purpose of these changes is for determining future budget allowances and for better transparency to the Membership. It also eliminates the possibility of duplicate payment.

Thank you,

Connie Foust
Treasurer