Three Canyons Ranch Master Homeowners Association
Board Meeting Minutes / Wednesday January 9th, 2013

1) Meeting called to order at 5:35pm.

Board members present: Richard Sontheimer (President), Jack Lang (Treasurer), Gary Brock (Secretary), Richard Frederici, Cathy Chouinard, Connie Slay, John Langholff, Mike Needham.

2) Review of meeting ground rules.

3) Revision and/or acceptance of meeting agenda. A motion was made and seconded to accept the meeting agenda. The motion carried by a unanimous vote.

4) Revision and/or acceptance of the October 10th, 2012 Board meeting minutes. A motion was made and seconded to accept the meeting minutes as posted. The motion carried by a unanimous vote.

5) Revision and/or acceptance of the July 21st, 2012 annual meeting minutes. A motion was made and seconded to accept the meeting minutes as posted. The motion carried by a unanimous vote.

6) Call to membership: Annexation proposal mentioned. The proposal is on the meeting agenda. John Langholff presented a beautiful photo of the current 3 Canyons Ranch West Gate which everyone agreed should be put onto the association web site, replacing the current web site photo of the old West Gate. The Secretary will make a request to the Web Site Master, member Tom Gleason, to make this photo update on the web site once he receives it from John Langholff.

7) Treasurers Report. Report given by Jack Lang, Treasurer.

Financial Statements as of December 31st, 2012

Commercial Checking	$25,502.93
Outstanding Checks	$0
Construction Deposits	$1,000.00
Commercial Savings	$200,643.39
Capital Savings	$71,841.39
Total	$297,987.71

Status of delinquent assessments report reviewed and discussed. A motion was made and seconded to initiate legal action for collection of delinquent assessments on member Lee (Section 26 /Parcel # 104-01-105E). The motion carried by a unanimous vote.

8) Committee Reports:

Master Design Committee Report: Report given by Jack Lang, Committee Chairperson.
The Master Design Committee (MDC) received and approved fourteen (14) applications this quarter (November – January).

The MDC collected $525.00 in fees this quarter. MDC expenses for this quarter were $22.50.

There is one new construction ongoing currently. The refundable construction deposit is in the Association's account.

(Continued MDC report)

Cathy Chouinard and Jack Lang inspected the properties proposed for annexation. Property 104-11-017Q has one violation, two story house on the property but does not exceed the height restrictions. If the Board votes to annex this property the house would be grandfathered with the approved variance.

The MDC issued three Notice of Violation (NOV) letters this quarter. Two of the violations have been corrected and the other NOV letter (Spragg) is before the Board for action.

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

Road Committee Report: Given by Richard Frederici, Committee Chairperson.
Since the Board of Directors meeting of October 2012, the following projects have been completed:

1. The final roadside mowing has been completed.
2. Repairing of pot-holes in the road. Again, continuous and ongoing.
3. Repairing and maintenance to the drainage ditches because of erosion and damage caused by flooding.

There was discussion on the need and importance of the installation of an East Gate. There was also discussion on the 3 Canyons Road maintenance / resurfacing issues and the budgetary planning that needs to be discussed. The 3 Canyons Road will probably need resurfacing in about 2 to 3 years, 6 miles at a rough projected estimated of around $600,000. There was discussion on budgeting options. This important topic will be discussed at the April 2013 Board meeting when the 2013-2014 budgets are reviewed, discussed and approved.

West Gate Committee Report: Given by Richard Frederici, Committee member.
Weed control spraying has been completed. Defective gate remotes have been returned to Signal Gate for replacement. Difficulty with obtaining replacement gate remotes and gate access codes were discussed. Richard Sontheimer and Greg Chouinard will track down the Gate Administrator contract for review.

East Gate Committee Report: Given by Ray Falkenberg, Committee member.
The committee has only received one bid so far for the construction portion of the project. They will request at least two more construction bids. Signal Gate has submitted their bid for the gate and all operating components and installation. It is anticipated that the committee will have the final East Gate project proposal completed for Board review at the April 2013 Board meeting.

Governing Documents Committee Report: Given by John Langholff, Committee Chairperson.
The project for putting the CC&R's in word format on the association web site was discussed. Greg Chouinard volunteered to look into the status of the project.

Map Committee Report: Given by Jack Lang.
No updates to report.

9) Update on Legal Action:

a. Mr. Martin has filed with attorney.
b. Mr. & Mrs. Granillo have paid in full. We are awaiting payment from the county.

New Business:

10) East Gate way ahead:
This topic was already discussed at length during committee reports.

11) Property Taxes:
Jack Lang is working closely with the Cochise County assessor's office to correct and modify the 3 Canyons Ranch MHOA property taxes. They will be paid once corrected. No late penalty fees will be assessed.

12) Delinquent Assessments:
Discussed and action taken during the Treasurers report.

13) HOA Annexation Requests:
A motion was made and seconded to annex the three properties with a list of conditions as presented (parcel numbers 104-11-017Q, 104-11-017P, 104-11-018K). During discussion, the motion was withdrawn. All board members agreed that an Executive Session meeting with the 3 Canyons Ranch MHOA attorney was necessary before reconsidering this matter. Meeting to be scheduled in February.

14) Call to membership:
There was more discussion on the West Gate topics of concern; difficulty of getting gate remotes exchanged and receiving access codes in a timely manner. The need to review the West Gate Administrative contract to see what is spelled out in the contract for these services. Richard Sontheimer will follow up on these issues and concerns.

15) Adjournment: A motion was made and seconded to adjourn the meeting. The motion carried by a unanimous vote. The meeting was adjourned at 7:00pm.