

**Three Canyons Ranch Master Homeowners Association
Board Meeting Minutes
Wednesday, October 9, 2013**

Recording Secretary - Michele DoPadre

- 1). **Meeting called to order at 5:30 pm**

Board Members Present:

**Eileen McMannon, Section 19
Connie Slay, Section 20 East
John Langhoff, Section 20 West
Cathy Chouinard, Section 22
Mike Needham, Section 23
Rich Frederici, Section 24
Keith Gallew, Section 26 Vice President
Jim Dobis, Section 28**

Board Members Absence:

**Richard Sontheimer, Section 21 President
Jack Lang, Section 27 Treasurer**

- 2). **Review Meeting Ground Rules**
Presented by Keith Gallew, Vice-President

- 3). **Revision and/or Acceptance of Meeting Agenda.**
Agenda revision for day of the week as Wednesday instead of Saturday.

Motion was made to accept Agenda as revised, seconded. Motion carried by unanimous vote.

- 4). **Revision and/or Acceptance of Annual Meeting Minutes from July 20, 2013**
Notation made that the Board of Directors List and Committee Members list on the Website are out dated and need to reflect the current elected Board. Suggestion that all Board Members and Committee Members should email Michele and provide their current contact information. Also, Jim Dobis is not an "at-large" member, he holds the position for Section 28.

Motion was made to accept Minutes, seconded. Motion carried by unanimous vote.

5). **Revision and/or Acceptance of Board Meeting Minutes from July 20, 2013**

Motion was made to accept Minutes, seconded. Motion carried by unanimous vote.

6). **Call to Membership**

No Topics Raised

7). **Treasurer's Report**

Report presented by Cathy Chouinard

Financial Statement as of September 30, 2013	
Commercial Checking	\$ 96,562.43
Outstanding Checks	\$ 23,215.38
Construction Deposits	\$ 1,000.00
Commercial Savings	\$ 240,870.55
Capital Savings	\$ 44,625.87
East Gate Expenditures	\$ 27,292.40
Total	\$ 382,058.85

28 owners are still outstanding on paying their assessments

8). **Committee Reports:**

A. Master Design (MDC) Presented by Cathy Chouinard

A1). **4 approved - 1 pending variance approval**

A2). **Discuss reference REALTOR Signs on the common area near the road.**

Mowing to begin soon, signage will need to be removed as they are illegally placed. MDC to call REALTOR offices.

A3). **Workman signage approximately 15' tall, has anything been submitted to MDC regarding the sign or construction in Wildhorse for lots still remaining in the Master HOA. MDC to look into this and report back.**

B. Road - Report given by Rich Frederici

B1). **Temporary patching is complete on the road. Need to obtain pricing for permanent patching solution.**

C. Gate Administration (West Gate) - Report given by John Stone

C1). **Process has begun to reissue codes**

C2). **Will need to reorder remotes and cards**

D. East Gate Committee - Report given by John Stone

D1). Discussion on whether the gates will be synchronized and timers mirroring one another. This will be checked into, however, the gates will be run on two separate lines which might effect the synchronizing.

D2). Gate is 65% complete. Waiting for APS to complete their part, there have been approximately 50 calls to APS throughout this process.

D3). Discussion whether "on-foot" security has been considered. 211 letter were sent to property owners in the two sections outside of the MHOA. Most appear to be complying

D4). CCSO attended a meeting at Stachel & Associates, P.C. They are very receptive this time around, made good suggestions and have already been called upon.

D5). No-Trespassing signs were already installed. One torn down

E. Governing Documents

E1). Documents posted on the web site need to be updated

F. Map-Report given by Eileen McMannon.

F1). All updates have been made. Discussion that the old maps, previously on the web site are more accurate. Workman property is not correct. Member in attendance will meet with Eileen and provide maps and changes needed.

NEW BUSINESS

9). **Request for Variance.** Cathy presented the variance request for setback for an Observatory.

Motion and seconded to approve variance request. Lengthy discussion regarding CC&R's state on 4 acres you can have a residence, a guest house and a shed. Variance will be needed for the height as a shed is limited to 12 foot. Amended Motion and seconded to approve variance: 12' high structure with an approved 3' variance for the dome of the observatory. Height of structure not to exceed 15'. Motion carried.

10). **Overgrazing Restriction**

11). **Association Rules**

12). **MDC Guideline**

13). **AZNRCS membership**

Motion to combine Items 10 through 13 all on the same matter, seconded. Motion carried.

Presented by Cathy Chouinard

Association Rule and MDC Guideline change read allowed. Lengthy discussion regarding same.

Motion made and seconded to Table items 10-13, allowing Master Design Committee time to come back with candidate(s) to appoint as the experts. The motion carried by a unanimous vote.

14). Selection of Secretary

Motion made and seconded to hire Michele DoPadre as the recording secretary for the 6 MHOA meetings and any special meetings. Discussion on other duties that might also go hand in hand. Michele is already handling the Transfer in ownership, possibly handle the membership list as well. Additional discussion regarding bundling services and the preparation and/or need for a contract.

Amended Motion Made and seconded to hire Michele DoPadre, as the recording secretary, at her billable hourly rate through the law firm of \$125.00 until such time as a contract can be negotiated with her or the Firm. Motion carried 7 in favor, one opposed.

15). Three bids for running financials for the HOA

- a. Y Cross Management
- b. Cadden Management
- c. Stachel & Associates

Hand outs presented by Keith Gallew. President is researching opportunities to bring in hired help to make the HOA run more efficiently. President also requested that this matter be tabled pending further research.

16). Call to Membership

No Topics raised

17). Adjournment.

Meeting was adjourned at 7:32 pm.