

Three Canyons Ranch Master Homeowners' Association (MHOA)
Board Meeting Minutes
October 12, 2016

1. Call to Order. Meeting called to order at 5:30pm

Board Members present:

John MacLeod - Sec. 19
Marilyn Wardlaw - Sec 20E
John Langholff - Sec 20W (Vice President)
Richard Sontheimer - Sec. 21 (President)
Cathy Chouinard - Sec. 22
Mike Needham - Sec. 23 (Secretary)
Bob Gilbert - Sec 26
Jim Dobis - Sec. 27

Board Members absent:

Rich Frederici - Sec. 24
Evans Guidroz - Sec 28

2. Introductions and Review of Ground Rules

The President provided a brief review of the meeting ground rules.

3. Revision and/or Acceptance of Agenda

Agenda was accepted

4. Revision and/or Acceptance of July 16, 2016 Annual Meeting Minutes

Minutes were accepted without revision.

5. Revision and/or Acceptance of July 16, 2016 Board Meeting Minutes

Minutes were accepted without revision.

6. Call to Membership

Nothing

7. Fire Department Access Update

Chief Mark Matthews, Palominas Fire District, gave the Board and the three association members present, an update on the Palominas Fire District and also a request to work with the Association in placing a Fire Department or other emergency services access gate to the 3 Canyons Road located in the vicinity of the intersection of 3 Canyons Road and S. Kings Ranch Road, not on Association common or private property. The Chief is convinced this emergency services gate will reduce emergency response times to the 3 Canyons area. The Board was receptive of the proposal and will pursue this matter with Chief Matthews. Chief Matthews also mentioned he would like to

work with the Association on the possibility of conducting controlled burns along 3 Canyons Road in the future.

8. Treasurer's Report - Donna Willard

1st Quarter Income: \$154,036.00
1st Quarter Expenses: \$84,274.00

First half of October (1-12):

Income: \$10,448.00
Expenses: \$11,061.00

\$50,000.00 for Road Loan Payment is already in the Road Loan Saving Account. Queried the Board, Would they want to prepay the August 1, 2017 payment. Board directed Treasurer to prepay the August 1, 2017 payment on November 1, 2016. Treasurer will make payment and request a new payment schedule. This will reduce the interest owed on the loan.

Budget numbers included at the end of the minutes.

9. Committee Reports

Master Design Committee (MDC) - Marilyn Wardlaw

One Notice of Violation issued. Owner came into quick compliance no fine recommended. MDC revised guidelines have been developed and will be sent to all Board members for review and comments. Revised guidelines include recommended fine structure and timelines for compliance.

Road - Jim Dobis

Completed: Grass mowing one pass while ground was dry in August.

To be Completed: Grass mowing complete Right of Way (ROW) scheduled for October 15, 2016.

Repaired: Fence and placed No Trespassing signs in one location due to vandalism. One report to Cochise County Sheriff's office generated. Violator was cited for exiting 3 Canyons Road through fence to adjacent property. Citation was a Class 3 Misdemeanor.

Upcoming Projects: Continue to clear ROW of stumps and brush. Upon completion of mowing, stump grinding will commence.

Gate - Jim Dobis

Replaced the Database/Control Card and the SOS/Yelp receivers at the West Gate.

Governing Documents - John Langholff

Nothing to report

Maps - John Langholff

Nothing to report

10. Legal Action Update - President

The Association has been notified that the legal issue (first reported in the October 14, 2015 minutes and resolved in favor of the Association) that the County judge actually ruled both parties will pay their respective legal costs. The Association was initially told the plaintiff (a 3 Canyons member) would pay the costs. This law suit cost the Association a little more than \$8,200 dollars.

Old Business:

11. Nothing

New Business

12. Call to Membership

A clarification was asked about the cost of the proposed Emergency Services Access Gate. Since the gate would be not be placed on any Association common or private property that cost will not be borne by the Association. Depending on the final gate placement there may be a need for some possible paving but that has not been determined.

13 Adjournment

Motion was made and seconded to adjourn the meeting. Approved by unanimous vote. Meeting adjourned at approximately 7:10pm.

(Agenda Item 8. Treasurer's Report)

3 Canyons Ranch 2016 - 2017 Budget

Bank Balance prior Month	\$69,762		Bank Balance ongoing	\$68,856	
	OCTOBER	Year-to-Date	2016-2017 Budget	Budget Remaining	
Income Total	\$10,448	\$164,484	\$178,340	\$13,856	
2016-2017 Assessments	\$5,565	\$150,435	\$162,840	\$12,405	
2015-2016 Assessments	\$165	\$765	\$0	-\$765	
2014-2015 Assessments	\$60	\$172	\$0	-\$172	
2013-2014 Assessments	\$0	\$112	\$0	-\$112	
2017-2018 Prepaid Assessments	\$183	\$183	\$0	-\$183	
Late Fees	\$636	\$1,695	\$3,000	\$1,305	
Interest	\$106	\$308	\$1,300	\$992	
Gate	\$120	\$585	\$500	-\$85	
MDC	\$0	\$1,305	\$200	-\$1,105	
Transfer Fees	\$3,200	\$7,600	\$7,000	-\$600	
Recovered Legal Expenses	\$413	\$994	\$2,000	\$1,006	
Recovered Admin. Expenses	\$0	\$330	\$1,500	\$1,170	
Expenses Total	\$11,354	\$95,628	\$171,171	\$75,543	
Admin	\$355	\$1,824	\$5,700	\$3,876	
Board	\$0	\$483	\$2,000	\$1,517	
MDC	\$29	\$29	\$200	\$171	
Gate	\$326	\$1,188	\$3,100	\$1,912	
Road	\$0	\$54	\$100	\$46	
Documents	\$0	\$0	\$100	\$100	
Map	\$0	\$0	\$100	\$100	
Website Maint	\$0	\$70	\$100	\$30	
Accounting	\$0	\$690	\$2,000	\$1,310	
Attorney	\$0	\$30,650	\$48,000	\$17,350	
Litigation	\$0	\$1,007	\$4,000	\$2,993	
Professional Services	\$0	\$2,881	\$8,000	\$5,119	
Administration	\$0	\$15,079	\$20,000	\$4,921	
Records Maintenance	\$0	\$11,683	\$16,000	\$4,317	
Insurance	\$0	\$0	\$4,371	\$4,371	
Board	\$0	\$0	\$1,600	\$1,600	
Road/Umbrella	\$0	\$0	\$2,771	\$2,771	
Taxes	\$0	\$50	\$100	\$50	
Gate	\$988	\$5,583	\$22,000	\$16,417	
Warranty	\$640	\$2,560	\$8,000	\$5,440	
Utilities	\$84	\$647	\$2,000	\$1,353	
Landscape & Lighting	\$0	\$310	\$2,500	\$2,190	
Maintenance	\$264	\$2,066	\$8,000	\$5,934	
Security	\$0	\$0	\$1,500	\$1,500	
Road	\$0	\$6,820	\$39,000	\$32,180	
Maintenance	\$0	\$1,467	\$3,000	\$1,533	
Mowing & Weed Control	\$0	\$4,940	\$12,000	\$7,060	
Drainage	\$0	\$0	\$20,000	\$20,000	
Fence	\$0	\$413	\$4,000	\$3,587	
Contingency- Savings	\$92	\$92	\$5,098	\$5,098	
Road Loan Payment	\$10,011	\$50,011	\$50,000	\$50,011	