

**THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
ANNUAL MEMBER'S MEETING MINUTES
July 9, 2022**

1. CALL TO ORDER

Meeting called to order a 9:30 a.m. at the Palominas Fire Department Training Center, 9222 S Kings Ranch Road, Hereford, AZ.

2. ROLL CALL/INTRODUCTIONS

Present	Section	Absent	Section
Lynn Mattingly	20W	Marilyn Wardlow	20E
Rick Sontheimer - President	21	John MacLeod	19
Mike Needham	23	Will Platt	28
Rich Frederici	24	JoAnne Ehasz	26
Chris Truka	29		

3. REVISION AND/OR ACCEPTANCE OF AGENDA

Motion made and Agenda was accepted.

4. CALL TO MEMBERSHIP

None

5. NOMINATIONS FROM THE FLOOR

None

6. VOTING RESULTS

2022 Voting Report is attached to these minutes.

Section 20W – Lynn Mattingly
Section 20E – Will Platt
Section 22 – No candidate
Section 24 – Rich Frederici
Section 26 – JoAnne Ehasz
Section 28 – Stacy Smith

Ballots will be saved for one year.

7. CALL TO MEMBERSHIP

Request made to include a short bio for each candidate on the ballot.

8. ADJOURNMENT

Adjourned at 9:45 a.m.

GLOSSARY OF TERMS / SYMBOLS

Term/Symbol	Meaning
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*	At large
AB	Gravel used on edge of road to prevent road edge wear
CC&Rs	Covenants, conditions, and restrictions
HOA	Homeowners Association
P	President
S	Secretary
T	Treasurer
VP	Vice President

Voting Committee Report – July 9, 2022

Voting Committee Members: Chris Truka, Charlene Meckling, Wayne Meckling, Donna Willard (substitute)

After the ballots were approved and prepared, the voting committee members met at Donna Willard's home on May 23, 2022, to prepare the ballots for mailing. Each ballot had a mailing label attached that indicated the member's voting strength. A self-addressed, stamped envelope was included for returning the ballot. With all members of the committee present, the envelopes were stuffed, stamped and sealed. Ballots were mailed that week.

Completed ballots were returned to the PO Box that is managed by Donna Willard. Donna picked up the returned ballots and stored them unopened until the committee met to open and count votes.

Because the Mecklings needed to be out of town during the ballot counting, Donna volunteered to be a substitute committee member for the counting; this change was approved by President Rick Sontheimer. Chris Truka remained the Board member that would be involved in counting and oversee the process.

On June 27, Chris and Donna met at Donna's house. With both members of the voting committee present, the ballots were opened and examined. Votes were recorded in a spreadsheet.

On July 8, Chris and Donna met at Donna's house again. With both members of the voting committee present, the ballots received after June 27 were opened and examined. Votes were recorded in the same spreadsheet as used on June 27.

Additional ballots were received the morning of July 9 at the meeting. Those were recorded in the same spreadsheet as used on June 27.

Of the ballots sent out (over 500):

- 11 were returned by the Post Office and Donna was unable to find a new address or contact the owner
- 134 ballots were returned
 - 129 ballots were considered valid and the votes were included in the tally
 - 5 ballots were considered invalid and the votes were not included in the tally: 1 was not signed, 2 were blank (no votes), 2 were from owners not in good standing (owed money from previous years)

There were a possible 11,601 total votes. We required 1,160 votes to make a 10% quorum. The quorum was met with a total of 3,479 votes cast, 29.98% of total possible votes.

Results:

Section 20W – Lynn Mattingly ran unopposed and received 732 votes. Lynn will be the representative for Section 20W.

Section 20E – There were three candidates for this section and one write-in-candidate. Based on the voting results, Will Platt will be the representative for Section 20E.

- Bo Clemons received 677 votes
- Will Platt received 684 votes
- Marilyn Wardlow received 406 votes
- Gehlen Liebetrau (write-in) received 31 votes

Section 22 – No one ran for this section and there were no write-in candidates. This position remains open.

Section 24 – Rich Frederici ran unopposed and received 399 votes. Rich will be the representative for Section 24.

Section 26 – Joanna Ehasz ran unopposed and received 222 votes. Joanna will be the representative for Section 26.

Section 28 – No one ran for this section; however, Stacy Smith (resides in Section 28) received 312 votes as a write-in candidate. Stacy will be the representative for Section 28.

Section 29 – This section is not up for election during this cycle, but Louis Espinoza (write-in) received 16 votes.

Because the number of votes separating Bo and Will for Section 20E was so small, Chris and Donna completed 2 recounts to be sure all votes were registered correctly between the two of them.

Submitted on 7/9/2022 by Chris Truka