Three Canyons Ranch Master Homeowners' Association
Annual Meeting Minutes
July 19, 2014
(approved at Oct 8, 2014 board meeting)

1. Meeting called to order at 9:33am

    Board Members present:

        Eileen McMannon - Sec. 19
        John Langholff - Sec. 20 West (20W)
        Richard Sontheimer - Sec. 21 (President)
        Cathy Chouinard - Sec. 22
        Mike Needham - Sec. 23 (Acting Secretary)
        Rich Frederici - Sec. 24
        Jack Lang - Sec. 27 (Treasurer)
        Jim Dobis - Sec 28

    Board members absent:

        Keith Gallew - Sec 26
        Connie Slay - Sec 20 East (20E)

2. A motion was made and seconded for approval of the meeting agenda. The motion carried 7-0. John Langholff was not present for this vote.

3. Call to membership

Member requested that in the future the annual meeting time be posted on the web site.

4. Nominations from the floor

Evans Guidroz (sec 28) was nominated to be the representative for section 28. No other requests.

5. Appeals concerning voting (example; number of voting memberships). No appeals.

6. Voting

Ballots were collected by Jack Lang, voting committee member, for tabulation.

7. Call to membership while ballots being tabulated

A cordial discussion primarily concerning the 20E road maintenance proposal was the primary topic. Members from sections throughout the association shared their views and some offered their personal interpretations and opinions of the applicable CC&Rs.

8. Announcement of Voting Results

Board of Directors Election

Sec 20E - M. Wardlaw 956 votes, W. Platt 742 votes,
Sec 20W - J. Langholff 608 votes
Sec 22 - C. Chouinard 65 votes
Sec 24 - R. Frederici 533 votes, A. Culp 55 votes
Sec 26 - B. Gilbert 347 votes
Sec 28 - E. Guidroz 36 votes, R.L. Workman 5 votes

Total votes cast: 3347 votes
Votes available to cast: 10,600
Percentage of votes cast: 31.5%, (voting quorum of at least 10% was met)

Proposed CC&R Section 6.4 change.

For - 2,381 votes, Against - 2,229 votes

Total votes cast: 4,610 votes
Votes available to cast: 10,600
Percentage of votes cast: 43.5%, (voting quorum of at least 10% met)

A challenge was made as to whether sufficient votes were cast to make the CC&R change vote valid. The President will consult with the attorney and report the results at the next regular board meeting.

9. Adjournment

A motion was made to adjourn the meeting. Motion carried by a unanimous vote. Meeting adjourned at 10:00am. Board meeting to follow after break.