

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Quarterly Board of Directors (BOD) Meeting
June 9, 2010, 5:30 PM, at La Purisima Center**

Board Members Present:

Linda Gleason (19), Connie Foust (20E), Lois Bloom (20W)
Greg Chouinard (22), Ron Slyter (23), Carl Bromund (27)

Officers:

President, Carl Bromund
Vice President, Frank Diaz
Secretary, Greg Chouinard
Treasurer, Connie Foust

Call to Order

The meeting was called to order at 5:30 PM by President, Carl Bromund

Revision and/or Acceptance of Agenda

A motion was made and seconded to adopt the meeting agenda. The motion to adopt the meeting agenda was carried unanimously.

Revision and/or Acceptance of April 14, 2010 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of April 14, 2010. The motion to accept the minutes was carried unanimously.

Call to Membership

No members requested the floor.

Committee Reports:

Master Design (MDC)

A report was given by Committee Chairman, Jack Lang. (See Attachments, page 3)

Road

A report was given by Committee Chairman, Jim Dobis. (See Attachments, page 3)

Gate

A verbal report was given by Gate Administrator, John Stone.

Business:

Preparation and Submission of Annual Arizona Corporation Commission Report.

Annual Membership Meeting and Election.

- Call for Board Candidates

- Ballot Language Format, Preparation and Mailing

A motion was made and seconded to adopt the Draft Notice of Annual Membership Meeting, Ballot Instructions, and Absentee Ballot. The motion was carried by a vote of 5 for, 1 opposed.

(See Attachments, pages 4 through 6)

Formation of Voting Committee.

A motion was made and seconded to form a Voting Committee consisting of Jack Lang, Steve Allanson, and Linda Gleason. The motion was carried unanimously.

Call to Membership

Two members requested the floor.

Adjournment:

The meeting was adjourned at 7:33 PM.

Submitted By: Greg Chouinard, Secretary

Attachments:

Master Design Committee Report 9 June 2010

The Master Design Committee (MDC) surveyed all the properties in 3 Canyons Ranch to determine the extent of the problem of vehicle storage. The MDC surveyed each section during the last 2 weeks of May between 5:30 and 7:00 PM to obtain a snapshot of the problem.

Results of the survey:

- 221 properties surveyed
- 235 violations observed
- 110 properties had violations
 - 50 properties with one violation
 - 32 properties with two violations
 - 12 properties with three violations
 - 16 properties with four or more violations
- 49.8% of 3 Canyons properties are in violation

The survey results are a onetime snapshot of the properties and may not be entirely accurate.

The MDC will determine the next action to be taken at the MDC meeting, June 14, 2010.

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

Jack Lang
MDC Chairman

Road Committee Report for June 9, 2010

The “WEST END GATED NO OUTLET” sign located on the east end of 3 Canyons Road has been replaced. The sign has been defaced and stolen three times since it was first posted 9 years ago.

Mowing and road patching operations will start within the next month. We try to time these operations to complete just before the monsoon begins. Both operations are difficult to perform when the soils are saturated.

Three Canyons Ranch Master Homeowners Association

Notice of Annual Membership Meeting

The Annual Membership Meeting will be held on Saturday July 17, 2010 starting at 9:30 a.m. at the Buena Performing Arts Center Lecture Pod (Buena High School -- 5225 Buena School Blvd; Sierra Vista, Arizona 85635).

Member registration will begin at 9:00 a.m.

The draft agenda for the meeting is as follows:

- Call to Order
- Acceptance of Agenda
- Call to Membership
- Nominations from the floor
- Discussion of Road Paving Project
- Appeals Concerning Voting
- Voting
- Call to Membership
- Announcement of Voting Results
- Adjournment

There will be a meeting of the Board of Directors following adjournment of the Annual membership meeting and an intermission of 90 minutes to allow for a lunch break.

Ballot Instructions and Information

A quorum of the members is necessary to call the meeting to order and conduct any business. Absentee Ballots may be used to establish a quorum. All absentee ballots received on or before the cutoff date will be used for quorum fulfillment purposes. A quorum is 10% of all memberships.

This absentee ballot is valid only for the 2010 Annual Membership Meeting scheduled for July 17, 2010. In order for your absentee ballot to be counted, it must be received at the Post Office no later than July 16, 2010. Once cast, this ballot may not be revoked. This ballot may only be cast by the member to whom it is issued.

Printed above the signature line on the ballot is information concerning your parcel number and number of memberships (votes). This information is taken from County Assessor records. If you feel the information is incorrect, please notify the association.

Each owner shall have the following number of memberships:

- One membership for each full acre in each lot or parcel owned by the member, but no memberships for fractional acre areas, and
- One membership for each one hundred (100) square feet of residential dwelling (including guesthouse) but no membership for less than one hundred (100) square feet.

E.g. A member with a 2100 square foot house on a 8 acre parcel would have 29 memberships (votes).

Membership and Voting are covered in section 6 of the CC&R's. Information concerning the Homeowners Association is available online at az3canyons.com . Please return your ballot to the following address:

3 Canyons Ranch Master Homeowners Association
PO Box 970
Hereford, AZ 85615

Name
Street Address
City, State, Zip

3 Canyons Ranch Master HOA - Absentee Ballot - 2010 Annual Meeting

Vote for or against Road Paving: To vote, please place an "X" in the appropriate space.

A yes vote will authorize the Board of Directors to undertake a paving project for Three Canyons Road of approximately 2 miles from just east of the entrance to Vista Del Oro in an easterly direction at a cost not to exceed \$200,000.00.

Approval of this paving project will also authorize the Board of Directors to fund the project by using approximately \$71,500.00 from the Capital Savings and Capital Checking accounts, with the remainder of the funding to be provided from the General Fund.

____YES ____NO

Vote for Board of Directors. You may split your total number of votes between any of the candidates

Candidate	Section	Number of Votes
Connie Foust	20 East	_____
John Langholff	20 West	_____
Greg Chouinard	22	_____
Richard Frederici	24	_____
Allan Lee	26	_____
_____	—	_____
_____	—	_____

Section: 27 Parcel Number: 052 D House (square feet): 2133
Land Acreage: 8 Total Number of Votes: 29

Signature: _____ Date: _____