

**3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
FINAL AGENDA ----SPECIAL BOD MEEETING 2026 MAR-18**

1. CALL TO ORDER

By: Lynn Mattingly, President
Where: Palominas Fire District Training Center
Date: 2026 Mar 18 Time: 5:30 pm

2. BOARD QUORUM/INTRODUCTIONS

Section	Representative	Directors Present	Directors Absent
19	Jill Watermann		
20E	Will Platt		
20W	Lynn Mattingly (P)		
21	Philip Isaacson		
22	Mike Jones		
23	Mike Needham		
24	Ben Tyler (VP)		
26	JoAnne Ehasz		
27	Jack Bender		
28	Stacy Smith (S)		
29	Dean Frazier		

P-President. VP-Vice President. S-Secretary

3. MEETING GROUND RULES

- a. An Open Call to Members & Member feedback prior to board vote is limited to 3-minutes per topic.
- b. Per Arizona Revised Statutes, board discussion & action is limited to items on the published agenda.

4. OPEN CALL TO MEMBERS: Comments from members – note that board action is prohibited by the ARS.

5. BOARD ACTION ITEMS

- a. 3C Road: Westernmost mile chip seal bid
 - 1. This cost would be allocated from the road reserve funds of which there are sufficient funds readily available. Please review the estimates.

b. Bylaw Amendment Finalization Steps

1. How and when to send to membership?
2. Send with the annual ballot & assessments vs a stand-alone document?
3. Review printing & mailing cost estimates provided.
4. Do we have 3 meetings in July?
 - 1) – Special Members meeting for vote results on Bylaws Amendment.
 - 2) – Annual Members meeting, Director vote results.
 - 3) - BOD meeting to follow the above.

c. West Gate: Our loyal Gate Chair is running short of patience not being able to regularly communicate gate access changes to the west gate.

1. See the cost impact to the association, immediate & recurring, to go to cellular service vs the current land line.
2. A decision on this may affect the April budget discussion as well.
3. Please review the Signal Gates estimate prior to the meeting.

6. CALL TO MEMBERSHIP

7. ADJOURNMENT