

**Minutes of the Meeting of 3 Canyons Ranch  
Master Homeowners Association (MHOA)  
Regular Quarterly Board of Directors (BOD) Meeting  
July 19, 2008, following the Annual Membership Meeting,  
at Buena Performing Arts Center Lecture Pod (Buena High School)**

**Board Members Present:**

Gary Brock (19), Connie Foust (20E), Lois Bloom (20W), Harvey Zeligman (21),  
Greg Chouinard (22), Ron Slyter (23), Frank Diaz (26), Carl Bromund (27)

**Officers:**

President, Carl Bromund  
Vice President, Frank Diaz  
Secretary, Greg Chouinard  
Treasurer, Gary Brock

**Call to Order**

The meeting was called to order at 12:05 PM by President, Carl Bromund

**Acceptance of Agenda**

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

**Acceptance of June 11, 2008 MHOA Board Meeting Minutes**

*A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of June 11, 2008. The motion to accept the minutes was carried unanimously.*

**Call to Membership**

One member requested the floor. Map Committee Chair David Angell suggested the Association map be posted on the website.

*A motion was made and seconded to post the map portion of the Membership listing on the Association website. The motion was carried unanimously.*

**Committee Reports:**

**Master Design Committee (MDC)**

A report was given by Chairman Jack Lang. (See Attachments, page 4)

**Mail Committee**

A report was given by Chairman Jack Lang. (See Attachments, page 4)

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## **Treasurers Report**

Account Balances as of 7/18/08:

Regular Checking: \$213,764.13

Capital Checking: \$2,549.92

Capital Savings: \$68,831.41

90% of the assessments have been collected so far for this fiscal year 2008-09.

Delinquent assessments that have been delinquent for more than 12 months are now being turned over to the MHOA attorney for collections.

Gary Brock, Treasurer.

## **Old Business:**

Collection of Delinquent Assessments:

*A motion was made and seconded to refer the collection of delinquent assessments to our Attorney. The motion was carried unanimously.*

## **New Business:**

1. Election of Officers:

*A motion was made and seconded to elect Carl Bromund (for fiscal 2007-2008) as President. The motion was carried unanimously.*

*A motion was made and seconded to elect Frank Diaz (for fiscal 2007-2008) as Vice President. The motion was carried unanimously.*

*A motion was made and seconded to elect Greg Chouinard (for fiscal 2007-2008) as Secretary. The motion was carried unanimously.*

*A motion was made and seconded to elect Gary Brock (for fiscal 2007-2008) as Treasurer. The motion was carried unanimously.*

2. Formation of Committees:

Master Design Committee (MDC)

*A motion was made and seconded to accept the following members to the Master Design Committee (MDC):*

|                    |                      |
|--------------------|----------------------|
| Jack Lang (27)     | Cathy Chouinard (22) |
| Linda Gleason (19) | John Stone (23)      |
| Connie Foust (20E) | John Hightower (24)  |
| Jerry Rovner (20W) | Jim Picard (26)      |

*The motion to accept the Master Design Committee members carried unanimously.*

Gate Committee:

*A motion was made and seconded to accept the following members to the Gate Committee:*

|                |             |
|----------------|-------------|
| Tom Pickering  | Ron Slyter  |
| Jim Dobis      | Judy Slyter |
| Rich Frederici |             |

*The motion to accept the Gate Committee members carried unanimously.*

Mail Committee:

*A motion was made and seconded to acept the following members to the Mail Committee:*

|                |               |
|----------------|---------------|
| Bob Schneider  | Rich Phillips |
| Marie Phillips | Linda Gleason |

*The motion to accept the Mail Committee members carried unanimously.*

Road Committee:

*A motion was made and seconded to acept the following members to the Road Committee:*

|           |             |
|-----------|-------------|
| Jim Dobis | Bob Gilbert |
|-----------|-------------|

*The motion to accept the Road Committee members carried unanimously.*

Map Committee:

*A motion was made and seconded to acept David Angell to the Map Committee.*

*The motion carried unanimously.*

### **3. Selection of Meeting Dates:**

Board Meetings (at 5:30 PM) on the 2<sup>nd</sup> Wednesday of October, January, April & June.

*A motion was made and seconded to acept the following dates for BOD meetings.*

October 8, 2008  
January 14, 2009  
April 8, 2009  
June 10, 2009

*The motion to accept the meeting dates carried unanimously.*

Annual Meeting on 3<sup>rd</sup> Saturday in July:

*A motion was made and seconded to acept July 18, 2009 as the date for the Annual Meeting.*

*The motion to accept the Annual Meeting date carried unanimously.*

### **Call to Membership**

Two members requested the floor.

Bob Schneider said he has received a letter from The U.S. Postal Service stating that every address in the U.S. is entitled to free mail delivery, and that free mail delivery (standard PO Box) will continue for the foreseeable future. Members needing help with this matter can contact Bob Schneider at (cell) 227-6968.

### **Adjournment:**

*A motion was made to adjourn. The motion was seconded and was carried unanimously*

The meeting was adjourned at 12:52 PM.

**Submitted By:** Greg Chouinard, Secretary

## **Attachments:**

### **Master Design Committee Report 19 July 2008**

The Master Design Committee (MDC) received one application this month. That application was approved.

The MDC is performing the administration functions since the contract for those services was not renewed in March 2008. The administrative functions pose no burden on the MDC at this time and the MDC does not require administrative support at this time and for the foreseeable future.

Since March 2008 the MDC has collected \$4,280.00 (\$2000.00 refundable) in fees. MDC expenses have been \$93.00 for a net income of \$2,187.00.

The procedural changes implemented give the members timely and personal feedback on their applications and the Board has received timely reports on the MDC activities on a monthly basis.

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

### **Mail Committee Report 19 July 2008**

The committee in limited discussion with the Road Committee determined the construction at the proposed sites may be costly due to the requirement for culverts,

The committee has investigated the possibility of acquiring a small piece of land to construct a site with multiple cluster boxes near both ends of 3 Canyons Road.

The committee has been informed that the Post Office wants to start mail delivery at cluster boxes somewhere on 3 Canyons Road immediately. The Post Office has discontinued the free mailboxes to 3 Canyons residents. The Post Office said it will not deliver on a private roads like Silver Concho or Deer Ridge but will only deliver on 3 Canyons Road.

The Mail Committee has received requests from residents to be on the committee and they should be appointed to the committee.

My relationship with the Postmaster is not great and new leadership may be a positive move by the Board and I respectfully ask that I be removed from the Mail Committee and a new chairman be appointed.

Jack Lang  
Chairman Mail Committee

