

**3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
MINUTES ----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	X	
20E	Will Platt	X	
20W	Lynn Mattingly (P)	X	
21	Philip Isaacson	X	
22	Mike Jones		X
23	Mike Needham	X	
24	Ben Tyler (VP)	X	
26	JoAnne Ehasz		X
27	Jack Bender	X	
28	Stacy Smith (S)	X	
29	Dean Frazeur	X	

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. No additional assessment will be necessary. There were four bids presented and reviewed in detail.
 - Voting Results: The bid by BNR paving was accepted, 8 Directors in favor, 1 Director against.
 - Please note that 3Canyons HOA is responsible for maintaining the road from Hwy 92 to the West Gate, per the agreement with Castle and Cooke. For reference, the

agreement can be reviewed on our website www.threecanyonsranch.com
(Documents/Legal/Governing Documents Bundle p 87)

b. Bylaw Amendment Finalization Steps

1. How and when to send to Members?
 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.
- Note that the Bylaw Amendment was approved by the BOD. Finalization will be voted on by the Members.
 - Voting Results:
 - The documents will be sent to the Members with the annual ballot and assessments (due in July). This will save the HOA approximately \$1000.
 - There will be two meetings in July: The Annual Members meeting, followed by the BOD meeting.

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.
 - After discussion, it was decided to pause on this decision and obtain more information regarding the source of the communication issue. Ben Tyler volunteered to contact both Signal Gates and Century Link to determine specifically where the communication problem is. After that, the BOD can discuss the next steps to resolve this problem.

6. CALL TO MEMBERSHIP

- One member asked if leaving the gates open during the day would reduce wear and tear on the gate. The BOD expressed concern that if this were done, Three Canyons Road, (which is a private road) would become a thoroughfare for traffic, and speeding violations.

7. ADJOURNMENT: 1813 by Lynn Mattingly, President

Submitted: 2026, March 19

Stacy Smith, Secretary