

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Regular Quarterly Board of Directors (BOD) Meeting
January 9, 2008, 5:30 PM, at La Purisima Center**

Board Members Present:

Gary Brock, Lois Bloom, Harvey Zeligman, Greg Chouinard, Ron Slyter,
Kenny Ellingson, Frank Diaz, Carl Bromund

Officers:

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

Call to Order

The meeting was called to order at 5:34 PM by President, Carl Bromund

Introduction of Board Members

The Board Members introduced themselves to the Membership.

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 October 17, 2007 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of October 17, 2007. The motion to accept the minutes was carried unanimously.

Call to Membership

No members requested the floor.

Treasurers Report

Account balances as of 12/31/07, from Chase Bank statements:

Regular / General Checking Account:	\$155,117.04
Capital Savings Account:	\$68,538.81
Capital Checking Account:	<u>\$2,873.45</u>

Total = \$226,529.30

Assessments outstanding: 2006-07: \$2,900
2007-08: \$2,600
Total = \$5,660

The board will be reviewing, finalizing and approving the 2008-09 budgets and setting the subsequent assessment rate(s) at the next board meeting on April 9th, 2008. Committees, board members and anyone with budget needs/requests, please contact the treasurer by March 15th, 2008.

Treasurers' email: gsbrock@cis-broadband.com Home phone: 366-0487

Committee Reports:

Gate Committee

A report was given by Tom Pickering.

Road Committee

A report was given by Jim Dobis. (See Attachments, page 4)

Master Design Committee (MDC)

A report was given by Kenny Ellingson. (See Attachments, page 6)

A motion was made and seconded to amend the Master Design Committee (MDC) Guidelines to include the following:

11. Real Estate and Construction Signage

Due to a change to the Arizona Revised Statutes (2/17/2007), the following rules apply to placement and sizes of Real Estate and Construction Signs placed within the borders of Three Canyons Master Homeowners Association. The property owner is responsible for compliance with the following rules. *See 3 Canyons CC&R's 4.2.3 Signage*

A) Real Estate Signage

- 1)* Notwithstanding any provision in the community documents, an association shall not prohibit the indoor or outdoor display of a for sale sign and a sign rider by an association member on that member's property, including a sign that indicates the member is offering the property for sale by owner. The size of a sign offering a property for sale shall be in conformance with the industry standard size sign, which shall not exceed eighteen by twenty-four inches, and the industry standard size sign rider, which shall not exceed six by twenty-four inches.
- 2)* **No signage** may be placed in the right of way of Three Canyons Road. These signs will be removed at the property owner's expense.
- 3)* During Open Houses conducted in Three Canyons, **a maximum of 2 directional signs** may be placed at appropriate intersections no earlier than 4 hours prior to the commencement of the open house and removed not later than 7 PM local time after the open house. Signs in place outside these hours will be removed at the property owner's expense.
- 4)* In the case of a subdivision (village), there may be a For Sale sign (see Statement 1.) placed on each individual lot.
- 5)* **All** "For Sale" signs must be removed not later than 10 days after the sale of the Property closes.

B) Construction Signage (Advertising the Contractor's Firm)

- 1) One sign not to exceed 2 feet by 4 feet may be placed on the property or at each primary subdivision/village entrance during construction.
- 2) Signage must be removed not later than 10 days after the final property sale is closed.
- 3) The sign must physically be on the designated property.
- 4) The maximum height of the sign may not exceed six (6) feet.
- 5) Duplicate signs are not authorized.

The motion to amend the Master Design Committee (MDC) Guidelines was carried unanimously.

A motion was made to require Committees to submit a written report to the Secretary for publication in the minutes.

After some discussion, a motion was made and seconded to amend the motion to read "All Committee Chairs will submit an electronic report of committee activities to the Secretary within 48 hours after the (BOD) meeting (for publication in the minutes)"
The motion to amend was carried unanimously.

A motion was made and seconded to approve the amended motion (above). The motion was carried unanimously.

Call to Membership

Several members requested the floor.

Adjournment:

A motion was made to adjourn. The motion was seconded and was carried unanimously
The meeting was adjourned at 7:28 PM.

Submitted By: Greg Chouinard, Secretary

[illegible]

ATTACHMENTS

Road Committee Report Jan 9, 2008 Quarterly Meeting

Resurfacing Project: 3 Canyons Road Resurfacing Project

The scope of this project includes the preparation and resurfacing of 6 miles of 3 Canyons Road and surfacing all intersecting roads and driveways back to 30 ft. or to the property line from the edge of 3 Canyons Road.

All intersecting roads and driveways will be marked with a delineator to prevent culvert and road edge damage.

The majority of the resurfacing will use a single shot chip seal application.

The eastern end of 3 Canyons Road at the intersection of Palominas Road has started to washboard. Vehicles that start and stop at the intersection cause this condition. A 250 ft. long 22 ft. wide overlay of 1 1/2 in. thick hot blacktop will be applied at this location.

The intersection of 3 Canyons Road and Almost a Ranch road has a similar condition and a 100 ft. long 24 ft wide overlay of 1 1/2 in. thick hot blacktop will be applied at this location as well.

The intersection of 3 Canyons Road and Fairfield Road on the west end of 3 Canyons Road will also have a 30 ft. long 24 ft wide apron with a 30 ft. radius with an overlay of 2 in. thick hot blacktop applied. This intersection currently has a 2 in. thick hot blacktop edge.

Approximate cost for this project is \$275,000.

Culvert work: Will start within 30 days. Work will include day - lighting, rip - rap placement and grouting.

Drainage ditches: Review of ditches shows that the drainage ditches along 3 Canyons Road is in very good shape.

The growth within the ditch lines is working as originally planned.

Minimal cleaning in 4 areas will place the ditches back to excellent condition. This cleaning is less than 1000 feet long and will remain clean for a longer period due to the full growth of grasses in the ditches and the lack of silting due to the grasses.

Considered the aerial photography survey discussed at the last meeting and dismissed it for now. Present expenditures for the gate and roadwork have priority. 60 years ago the Army Corps of Engineers determined that the runoff from the Huachuca Mountains flows from west to east and north to south for most the 3 Canyons Development. Attempting to change this flow would entail draining water onto non -3 Canyons property or purchasing that property.

Committee Reports: Committee reports need to be published in the minutes. I had 23 phone calls or e-mails wanting to know what was discussed at the last meeting.

Workman Project:

A waterline was placed on the northern property line of the Workman / Wildhorse Property (mid to late November 2007). Materials for this project, stone for shading, pipe and supplies were placed on 3 Canyons Common Area. When contacted (2 days into the project) the owner (Workman) did not know why the pipe laying contractor was placing the materials on 3 Canyons property. The pipe-laying contractor completed the job over the next several weeks and left over materials are still on the 3 Canyons Common Area.

If the contractor cleans up the materials it will leave large areas of unseeded Common Area. These unseeded areas will collect tumble- weeds and become an eyesore in the future. The left over stones will present a hazard when grass-mowing operations begin in the spring.

The owner's area immediately south of the pipeline should have been used as a storage area for the stone and materials.

Apparently the contractor did not want to disturb his property and found it more convenient to use our common area.

I feel it would have been appropriate to have a stop order issued as soon as the materials appeared on the common property.

I would like to establish guidelines for having an immediate stop order placed on a project when it violates our CC & Rs.

Past experience has proven that a stop order is effective.

Currently the design committee and the road committee chairpersons do not have the authority to halt a violation using a stop order. These chairpersons should have the authority to initiate a stop order.

Typically these situations occur suddenly and must be dealt with quickly. If not, additional work, often at the expense of the HOA, is needed to correct the violations.

Master Design Committee Quarterly Report January 9, 2008

2 Home Inspections:

Friedman, in section 20E, 104-01-045h, 10322 E. Vista Montanas Rd.

Keath and Ashley Warlick, in section 23, 104-01-074b, S. Almosta Ranch Rd.

1 Dog Run:

Tom and Gloria Dobesh, in section 24, 104-01-098d, 9142 E. Sunshine Lane