

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Regular Quarterly Board of Directors (BOD) Meeting
October 17, 2007, 5:30 PM, at La Purisima Center**

Board Members Present:

Gary Brock, Harvey Zeligman, Greg Chouinard, Ron Slyter, Kenny Ellingson,
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 July 21, 2007 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of July 21, 2007. The motion to accept the minutes was carried unanimously.

Call to Membership

One member requested the floor.

Treasurers Report / Board Meeting

October 17th, 2007

Account Balances from Chase Bank statements ending September 28, 2007:

Regular / General Checking Account: \$154,345.28

Capital Checking & Savings Accounts: \$71,327.88

Assessments outstanding (50 members): \$7,568.40

On 11/1/07, any members with unpaid assessments will be sent a 3rd and final invoice notice by certified mail with a 10% late fee, due within 30 days.

Total monies spent on West Gate maintenance, repairs and insurance from June 2001 thru August 2007: \$44,185.93 (½ = \$22,092.96)

Accounting services contract.

A motion was made and seconded to amend the existing contract with CNJ Book Keeping (form \$1000 / Month) to \$50 / hour. The motion was carried unanimously.

Gate design invoice.

A motion was made and seconded to authorize the Treasurer to pay the invoice from Arizona Land Specialist for \$2,150. The motion was carried unanimously.

Committee Reports:

Gate Committee

A report was given by Chairman Tom Pickering. Mr. Pickering said the Committee researched the possibility of turning 3 Canyons Road over to the County. Information in a letter received from the County indicates that this option would be cost prohibitive. (See Attachment) He also stated that the Committee is continuing to work with Castle & Cook for the possible West gate location on their property.

Road Committee

A report was given by Jim Dobis.

Master Design Committee (MDC)

A report was given by Chairman Kenny Ellingson.

New Business:

1. Formation of Committees.

A motion was made and seconded to add Linda Gleason to the Master Design Committee. The motion was carried unanimously.

2. Letter from Pat Kirk concerning Platt update.

A letter from Pat Kirk was received requesting approval of a Platt Update. After discussion, *a motion was made and seconded to respond to this letter informing Mr. Kirk that Subdivision approval is solely within the jurisdiction of the County and that the CC&R's only allow the Homeowners Association to regulate density and setbacks. Therefore, the Board has no basis for either approving or disapproving his request. The motion was carried unanimously.*

Appeals:

1. Slyter voting rights.

A motion was made and seconded to consider the 2 Slyter lots (Sec. 23, Lots 104-01-080, and 104-01-081) as full 40 acre parcels. The motion was carried unanimously.

Call to Membership

No members requested the floor.

Adjournment:

A motion was made to adjourn. The motion was seconded and was carried unanimously
The meeting was adjourned at 7:23 PM.

Submitted By: Greg Chouinard, Secretary

ATTACHMENT

Telephone: (520) 432-9300
Fax: (520) 432-9337
Fax: (520) 432-9338
Toll Free: 1-800-752-3745

COCHISE COUNTY
HIGHWAY AND FLOODPLAIN DEPARTMENT
1415 W. MELODY LANE, BISBEE, AZ 85603



Your County Questions Answered: www.cochisecounty.com

September 11, 2007

Tom Pickering
3 Canyons Ranch Homeowners Association
P. O. Box 1164
Hereford, AZ 85615-1164

Dear Mr. Pickering:

It was a pleasure meeting with you and two other members of the Association on Friday. You asked me what it would take for the County to accept 3 Canyons Boulevard into our maintenance system.

There are a number of issues to consider. First, per State law, the road has to be built to County standards before the County can accept it. In this case, that road is likely classified as a Minor Collector with traffic volumes over 2000 vehicles a day (see attachment D-101, from the County's Road Construction Standards). The surface would have to be asphalt, hence the existing road would have to be reconstructed and widened. Before that occurred, an engineer would also have to design the road and would need to submit the design with a right-of-way permit application. The typical cost to construct one mile of asphalt roadway, 28' wide is about \$1 million/mile. Design is typically about 10% of the construction cost or \$100,000/mile. The other issue to consider is that of right-of-way. As you can see, the minimum width needed is 80'. The final engineering design may necessitate 100' depending on the terrain and drainage. You mentioned that there is likely only 70' of private right-of-way, so additional land will be necessary. The existing 70' and any additional land needed for the road and drainage would have to be dedicated to the County at no cost to the County. The County does have condemnation powers, but would only invoke those if the Board of Supervisors determined that the road was of great public necessity. At the meeting on Friday, I also raised a concern about utilities. If there are utilities near the roadway that are shallow or there are boxes too close to the road, these would have to be moved, most likely at your expense, but you might want to check with the utility companies. The road would also have to remain forever open with no gates.

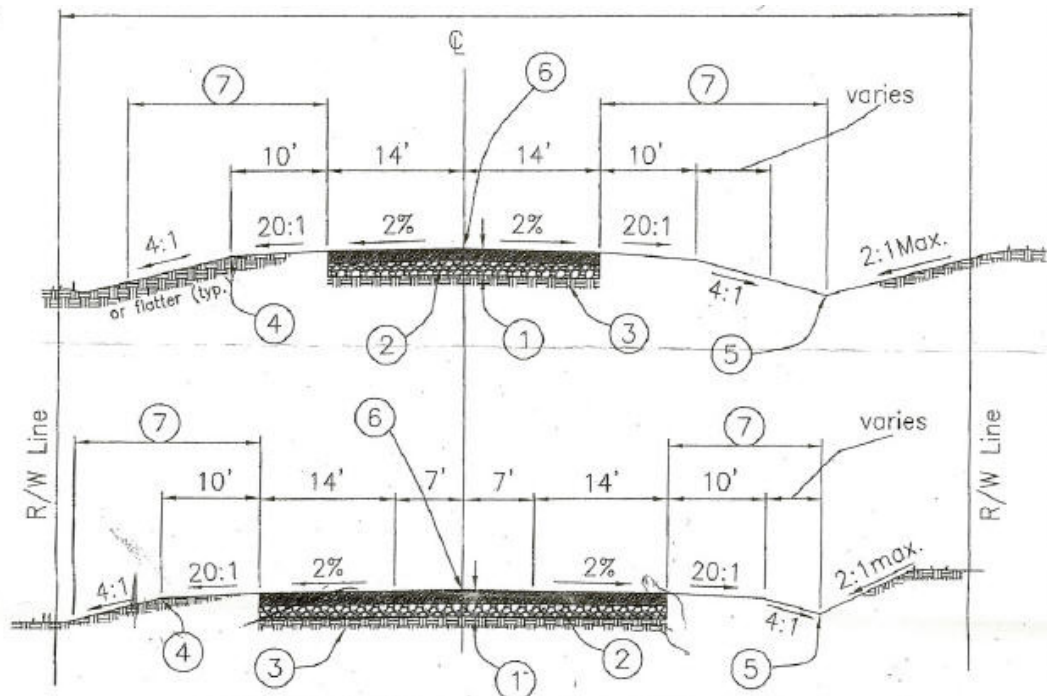
These are my initial thoughts. If you have any questions about forming a road improvement district, please contact the Special Districts office. Please call me if you have additional road questions.

Sincerely,


Patricia Morris, Acting Director

Attachment

copy: Pat Call, Supervisor District 1
James Vlahovich, Deputy County Administrator
Pat Viverto, Special Districts



WIDENED SECTION FOR LEFT TURN LANE

- ① 2" minimum asphaltic concrete (A.C.) over 6" minimum aggregate base (A.B.) over 6" compacted native material. Actual depth of A.B. to be determined by laboratory tests and Figure D-150 or $SN \geq 1.92$.
- ② Aggregate Base compacted to 100% of maximum dry density.
- ③ Subgrade compacted to a minimum of 95% of maximum dry density.
- ④ Compacted to a minimum of 90% of maximum dry density.
- ⑤ Drainage Ditch as required.
- ⑥ Profile grade & axis of rotation.
- ⑦ Clear Zone (for clear zone requirements refer to AASHTO "Roadside Design Guide", 2002, Chapter 3).

COCHISE COUNTY HIGHWAY
AND
FLOODPLAIN DEPARTMENT

TYPICAL X-SECTION
RURAL MINOR COLLECTOR
ROADS (ADT>2000)

FIG.
D-101
Rev 3-8-05