

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Regular Quarterly Board of Directors (BOD) Meeting
June 11, 2008, 5:30 PM, at La Purisima Center**

Board Members Present:

Lois Bloom, Greg Chouinard, Ron Slyter, 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 5:58 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 April 9, 2008 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of April 9, 2008. The motion to accept the minutes was carried unanimously.

Call to Membership

No members requested the floor.

Treasurers Report

Account Balances as of 5/31/08 (Chase Bank Statements)

Regular Checking Account: \$152,764.04

Capital Savings Account: \$68,793.45

Capital Checking Account: \$2,873.45

Delinquent 2006-07 & 2007-08 assessments: \$5,151.60

2008-09 regular assessments were mailed out May 2008, \$10 per membership, approx \$103,000 billed out. Due date 7/1/08.

Gary Brock, Treasurer

Committee Reports:

Master Design Committee (MDC)

A report was given by Jack Lang. (See Attachments, page 3)

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Road Committee

A report was given by Jim Dobis.

Gate Committee

A report was given by Tom Pickering.

New Business

- a. Revisions to Master Design Guidelines

A motion was made and seconded to adopt the proposed changes to the Master Design Guidelines. The motion was carried unanimously. (See Attachments, pages 4 and 5)

- b. Gate proposal for July Membership Meeting

A motion was made and seconded to place the West Gate issue on the ballot. The motion was carried unanimously.

- c. Approval of Ballot and Voting Instructions to be mailed in conjunction with July Membership Meeting.

A motion was made and seconded to adopt the Notice of Annual Membership Meeting, and Ballot Instructions and Information. The motion was carried unanimously. (See Attachments, pages 6 and 7)

A motion was made and seconded to adopt the draft ballot. The motion was carried unanimously. (See Attachments, page 8)

- d. Creation of Voting Committee for July Membership Meeting

A motion was made and seconded to designate the following Members to the Voting Committee for the July Meeting: Jack Lang, Cathy Chouinard, and Bob Schnieder. 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 6:31 PM.

Submitted By: Greg Chouinard, Secretary

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ATTACHMENTS

Master Design Committee Report

11 June 2008

The Master Design Committee (MDC) received nine applications from members this quarter. All applications were approved.

The MDC is requesting approval from the Board to update the MDC Guidelines with the changes submitted to the Board.

The MDC has implemented a procedure to follow up projects to ensure their completion.

The procedural changes implemented this quarter appear to be working, but due to the limited number of applications it is too soon to celebrate.

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

[illegible]

Proposed changes to Master Design Committee Guidelines

CHANGE PARA 15

FROM:

15. COMPLETION OF PROJECTS

The first project, constructed on any parcel, must include the Main Residence. All projects requiring a **construction deposit**, an **application fee** or a **processing fee** must be completed within twelve (12) months from the Master Design Committee approval date, and will be subject to fines, unless and until the owner is granted an extension to be approved by the Master Design Committee.

TO:

15. COMPLETION OF PROJECTS

15.1 All projects requiring a **construction deposit** or an **application fee** must be completed within twelve (12) months from the Master Design Committee approval date, and will be subject to fines, unless and until the owner is granted an extension to be **approved by the Master Design Committee.**

15.2 All projects requiring a **processing fee** must be completed within twelve (12) months from the Master Design Committee approval date, and will be subject to fines, unless and until the owner resubmits the project for **approval by the Master Design Committee.**

Justification: Small projects should be completed within 12 months. If not the owner should resubmit the package. This would not apply new construction.

CHANGE PARA 3

FROM:

3. REVIEW PROCESS

After the receipt of ALL the required items on the check list, as well as a copy of the approved County building permit by the Master Design Committee, the committee has 30 days (the "Approval Period") to approve or disapprove your submittals. Be aware that the Approval Period starts when the Master Design Committee receives ALL required submittals. (NOTE: The Master Design Committee dates the package the day the Committee receives them, not the day you mail them.) If the Master Design Committee fails to approve/disapprove the submittals within the Approval Period, Master Design Committee approval is presumed given. The Approval/Disapproval letter will be deemed sent out on the date it was mailed, posted certified mail. *Please see 3 Canyons CCR's 12.3.5 Architectural and Landscape Control.* Upon completion of the Approval Period, you will receive written notification of approval or disapproval.

TO:

3. REVIEW PROCESS

After the receipt of ALL the required items on the check list the committee has 30 days (the “Approval Period”) to approve or disapprove your submittal. The submission will be assigned to a Master Design Committee member who will review the submission with you to ensure the Master Design Committee has all the information required to review your submission at the next meeting of the Master Design Committee. If the Master Design Committee fails to approve/disapprove the your submittal within thirty (30) days after you are contacted by a Master Design Committee member, Master Design Committee approval is presumed given. You will receive written notification of approval or disapproval after the next Master Design Committee meeting. The Approval/Disapproval letter will be deemed sent out on the date it was mailed, posted certified mail. *Please see 3 Canyons CCR’s 12.3.5 Architectural and Landscape Control.*

Justification: This is now the new procedure in place.

CHANGE MASTER DESIGN COMMITTEE GUIDELINE CHECKLIST

FROM:

Building Permit #:

TO:

Building Permit # (For new construction only):

Justification: Building permits are required by the MDC for new construction only (new home, guest house, or addition to existing construction). Many contractors for pools, walls, barns, etc. will not get a building permit until approval from MDC. The MDC does not need a building permit to approve/disapprove these projects.

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Three Canyons Ranch Master Homeowners Association

Notice of Annual Membership Meeting

The Annual Membership Meeting will be held on Saturday July 19th, 2008 starting at 9:30 a.m. at the Buena Performing Arts Center Lecture Pod (Buena High School – 5225 Buena School Blvd; Sierra Vista, Arizona 85635) .

Member registration will begin at 9:00 a.m.

The draft agenda for the meeting is as follows;

- Call to order
- Acceptance of Agenda
- Call to Membership
- Nominations from the Floor
- Discussion of Gate Project
- Appeals concerning Voting
- Voting
- Call to membership
- Announcement of Voting Results
- Adjournment

There will be a meeting of the Board of Directors following adjournment of the Annual Membership meeting and an intermission of 90 minutes to allow for a lunch break.

Ballot Instructions and Information

A quorum of the homeowners is necessary to call the meeting to order and conduct any business. Absentee Ballots may be used to establish a quorum.

This absentee ballot is valid only for the 2008 Annual Membership Meeting scheduled for July 19, 2008.

In order for your absentee ballot to be counted, it must be received at the Post Office no later than July 18, 2008.

Once cast, this ballot may not be revoked. This ballot may be cast only by the member to whom it is issued.

All absentee ballots received on or before the cutoff date will be used for quorum fulfillment purposes.

A quorum of the membership is 10% of all memberships.

Printed above the signature line on the ballot is information concerning your parcel number and number of memberships (votes). This information is taken from County Assessor Records. If you feel that this information is incorrect, please notify the association.

Each owner shall have the following number of memberships:

- One membership for each full acre in each lot or parcel owned by the member, but no memberships for fractional acres areas, and
- One membership for each one hundred (100) square feet of residential dwelling (including guesthouse) but no memberships for less than one hundred (100) square feet.

E.g. A member with a 2100 square foot house on an 8 acre parcel would have 29 memberships (votes).

Memberships and Voting are covered in section 6 of the CC&R's.

Information concerning the Homeowners Association is available online at www.az3canyons.com

Please return your ballot to the following address:

3 Canyons Ranch Master Homeowners Association
PO Box 970
Hereford, Arizona 85615

Absentee Ballot
3 Canyons Ranch Master Homeowners Association
2008 Annual Membership Meeting

To Vote, Please Place an "X" in the appropriate space.

I vote to approve the gate construction project at a cost not to exceed \$60,000.00 as described in the Castle & Cooke Gate Proposal contained in the Board of Directors meeting minutes of June 11, 2008. No additional assessment will be necessary. Monies have been budgeted and are available in the treasury for this project. Copies of the proposal are available at the Homeowners Association website: <http://www.az3canyons.com>

_____ YES

_____ NO

Vote for Board of Directors (You may split your total number of votes between any of the candidates).

Candidate	Section	Number of Votes
Lois Bloom	20 West and 29 (combined)	_____
Greg Chouinard	22	_____
Frank Diaz	26	_____
Connie Foust	20 East	_____
_____ (write-in candidate)		_____
_____ (write-in candidate)		_____
_____ (write-in candidate)		_____

Section: _____ Land Acreage: _____

Parcel: _____ House (square feet): _____

Memberships (Number of Votes): _____

Signature: _____

Date: _____

Name
Street Address
City, State ZIP