

**THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES - JULY 19, 2025**

1. CALL TO ORDER

By: Vice President / acting President Lynn Mattingly
Where: Palominas Fire District Training Center
Date: July 19, 2025 Time: 0939

2. BOARD QUORUM/INTRODUCTIONS

Section	Representative	Directors Present	Directors Absent
19	Jill Waterman	x	
20E	Will Platt		x
20W	Lynn Mattingly *	x	
21	Philip Isaacson	x	
22	Mike Jones	x	
23	Mike Needham	x	
24	Ben Tyler	x	
26	JoAnne Ehasz	x	
27	Jack Bender	x	
28	Stacy Smith	x	
29	Dean Frazeur	x	

*VP/Acting President

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 the latest Arizona Revised Statutes, board discussion & actions are limited to the published agenda.

4. OPEN CALL TO MEMBERS

Comments from members – note that board action is prohibited by the ARS.
-Wayne Meckling: suggestion to consider MDC restructuring based on location in HOA: Villages, rural home areas, land only.

5. AROUND THE BOARD

No comments

6. **PRESIDENT'S REPORT: Lynn Mattingly**

See attached report

Additional comments regarding improved ballot process now that Agave Management is mailing out ballots with yearly assessments.

7. **TREASURER'S REPORT: Anne Thompson**

See attached report

-Anne Thompson, treasurer, recommends keeping accounts that earn interest for the HOA, and move funds from the Roads Account (does not earn interest) to Edward Jones CD. The varying dates of maturity make accessing funds when needed easier. Unanimous vote to approve.

-Mike Jones (Section 24) suggested Treasury Bills as non-taxable interest earning safe investment option, and he will bring more information to the next BOD meeting.

8. **COMMITTEE REPORTS: See attached reports**

MASTER DESIGN (MDC): Lynn Mattingly for Will Platt

ROAD & RIGHT-OF-WAY: Lynn Mattingly

GATE: Joyce Bender

TRAFFIC CONTROL: Jill Waterman. The East gate equipment needs replacing and a proposal will be presented for this budget year

MAPS: Donna Willard

WEB SITE: June Sengmany- no issues. The website is continuously updated as needed.

GOVERNING DOCUMENTS: Discussion regarding updating CCR's and Bylaws. Lynn Mattingly and Mike Jones will form a committee and invite members to join to explore this further. Follow up to be presented at next BOD meeting.

9. **BOARD ACTION ITEMS**

A. Reappointment of Section 24 Rep, Ben Tyler- **Approved unanimously**

B. Election of Officers for 2025-2026 Term:

- **President: Lynn Mattingly elected unanimously**
- **Vice President: Ben Tyler elected unanimously**
- **Treasurer: Anne Thompson re-elected unanimously**
- **Secretary: Stacy Smith re-elected unanimously**

C. Appointment of Committee Volunteers (2025-2026 Term)

- i. MDC: Current volunteers: Will Platt: Chairman, Steve Burr, Chris Juncker, Ernestine St. Louis, Virginia Styles
MDC New volunteers: Mike Jones, Jack Bender, Wayne Meckling, William Logan
 - ii. Roads: Lynn Mattingly, JoAnne Ehasz
 - iii. Gates: Joyce Bender, Rick Sontheimer, Ben Tyler
 - iv. Maps: Donna Willard
 - v. Website: June Sengmany
 - vi. Traffic: Jill Waterman, Ben Tyler
 - vii. Governing Documents: Lynn Mattingly, Mike Jones
- D. BOD Future Meeting Dates: 3rd Wednesday in January, April & October; Annual Meeting 3rd Saturday of July w/ the BOD directly after. APPROVED UNANIMOUSLY
- E. Proposed Association Rule 16:
Restrictions in the governing documents will be applied according to the current 3 Canyons Ranch assessed parcel size. NO ACTION TAKEN after discussion and agreement to defer pending further review and BOD discussion.

9. BOARD ACTION ITEMS, CONTINUED:

- F. Approval of new bylaws for Village of La Pradera: **Approved unanimously**
- G. Approval to present revised vs rewritten bylaws for 3CR at the next regular meeting, with potential attorney expense of \$1500: **Approved unanimously**
- H. Speed bumps/humps: Yes or No? Much discussion on this topic. Ben Tyler presented detailed report from studies attempting to quantify the effect of speed bumps on First Responders. The BOD voted NOT to place speed bumps due to the potential effects of delaying first responders in the event of an emergency. Ben Tyler will investigate other options to reduce speeding on Three Canyons Road. **NOT APPROVED, one vote in favor**
- I. Gate Control Access Options: Ongoing discussion re: gate codes vs codes. Jill Waterman, JoAnne Ehasz, and Joyce Bender will meet, consider options, and bring recommendations to change gate access options to the next BOD meeting. **Unanimously approved** to readdress options

10. VARIANCE REQUESTS

- a. Parcel # 27-090: Relocation of shed with 2 ft height deviation: Mr. Matthew Smith: **Approved unanimously**
- b. Parcel # 01-017E: Variance Request to allow horses on property: Keller 107E. Original property was 8 acres per the HOA map records (horses allowed) but County revised parcel size to 7.9 acres & map update which triggered CCR restrictions. **Variance approved for three horses only. One vote against approval.**

*** It should be noted that this does not establish a precedence. Each situation is different, the CCR's/MDC guidelines remain unchanged and if exceptions are requested, variances are required.

11. CALL TO MEMBERSHIP

Comments from members: Donna Willard thanked the volunteers for their time.

12. FUTURE CONSIDERATION

1. Gate Control Access Options
2. Speed Control options that do not affect First Responders
3. Clarification of legal definition of fractional properties vis a vis CCR's

13. ADJOURNMENT: 1203 pm

Stacy Smith, Secretary

Date: July 19, 2025

Please see Committee Reports on the pages to follow these Minutes

Reviewed by:

Lynn Mattingly, President

Ben Tyler, Vice President

Committee Reports:

President Report:

- The FDIC insured CD ladder has been rolling over seamlessly, although the \$24K interest income created a \$6K tax liability for the association as no legitimate expense is anticipated to offset this.
- HOA insurance renewed without an increase for the common areas & the Directors & Officers liability policies.
- East Gate Damage:
 - a. Insurance info for driver was provided to our insurance guru to help process the claim.
 - b. Both gates are open to prevent the old head on collision thing.
 - c. Signal Gate is sending a technician to assess damage, hopefully motor & electronics are OK. I requested notice to meet him there, if possible.
 - d. I have a local steel fab shop on speed dial for the repair if needed; repainting would be required as well.

Road Report:

- Some culvert area cleanouts & road edge grading was completed by the end of the fiscal year, more planned for this year.
- Right-of-way grass cutting will be authorized as needed, with only mower width edge cutting until the monsoons are over, then a full width bar ditch cut afterwards.
- The westernmost mile of asphalt paved section is near the end of its life span & bids are being gathered to replace this; the balance of the 6 miles of chip seal road is in generally good condition.
- Monthly anthill control along the length of 3C Road is under contract as is weed control at the gates, driveways / roads.
- A concrete road dip crossing may be in the cards for S. Welsh Place which was installed years ago without culverts. The runoff is creating a minor road flooding issue on the south side of 3C Road, just east of Welsh Place.

Committee Reports, Cont'd

TREASURER'S REPORT

Quarterly Report April 1, 2025-June 30, 2025

Total income YTD: \$229,179

Total expenses YTD: \$96,484

Bank balances:

Operating account: \$182,702.38

Road fund account: \$34,577.29

Construction deposit account: \$9800.00

Old construction savings account: \$796.63

Edward Jones: \$598,550.25 (as of June 27, 2025)

Will be withdrawing \$83,434 from Operating Account and transferring to Edward Jones for CD purchases to fulfill obligation from 2024-2025 budget.

The road fund reserve account is sitting idle. I recommend closing the account and taking the funds to Edward Jones to purchase a CD.

There are 4 CDs maturing during the next quarter, which will be reinvested with Edward Jones.

Respectfully submitted by Anne Thompson, treasurer

Committee Reports, Cont'd

Traffic Committee Report

Here is the Traffic Control Committee Report.

Traffic Control Report – July 19th 2025 HOA/BOD Meeting

- 1) All cameras and the DVR were replaced at the West gate. Imaging and access to the video has been greatly improved.
- 2) Original East gate equipment continues to function. However, there are glitches when reviewing video. This should be replaced sometime next year.
- 3) Spoke with Joyce about getting the gate reports on a weekly basis because of the number of entries to be reviewed.

Respectfully,

Jill Waterman
Three Canyons Ranch HOA
Traffic Control Chair
Section 19

Committee Reports, Cont'd

SUBJECT: Master Design Committee (MDC) Summary 13 April 2025 – 14 Jul 2025.

1. OVERVIEW: Monthly meetings conducted on 13 May, 10 June and 08 July 2025 via the ZOOM Video teleconference application. Specific details are captured in the respective MDC Agendas, Minutes, Voting Logs & Notifications and documented in the MDC Archives.

2. MEMBER PROJECT REQUEST STATUS:

Proposed Projects Received: 15 (2x SFR; 2x Barn; 1x Shed; 10x Misc)

Rejected for CCR Non-compliance: 1 (Shed)

Total Approved: 14 (93%)

3. CCR VIOLATION STATUS:

Complaints Received / Resolved / Working: 2 / 0 / 2

Warning Letters / NOVs issued: 0 / 0

BOD Appeals Pending: 1

4. MISCELLANEOUS:

Revised MDC Guidelines approved by BOD effective 01 Jun 2025.

The following current MDC committee members have volunteered to serve for the 2025-26 Term:

Steve Burr

Chris Juncker

Will Platt

Ernestine St Louis

Submitted by Will Platt, MDC Chairman

Committee Reports, Cont'd

Gate Committee Report

July 19, 2025

Things have been extremely busy this quarter.

End of last quarter/beginning of this quarter, the West gate had a repair which included replacement of a motherboard. That solved many problems, and it worked well until the beginning of July when it required the replacement of a receiver. Without the receiver working correctly, the only way to enter the community was entering the member's personal code. Remotes and cards would not work. As the problem occurred over the holiday weekend, Tuesday of the following week was the soonest a repair could be done. This brought the importance of remembering your personal gate code to the forefront.

There has been a large increase in the request for codes, as well as people moving and deletion of codes. It has been encouraging to see members requesting special codes for open houses, parties, and the like. It is also encouraging to see so many members utilizing the use of friend codes. I am grateful that members are sharing and our community seems to have some additional security.

The East gate has taken a hit and the accident has been turned over to the member's insurance. The gate has been inoperable requiring the gates to be locked open. We should receive the adjuster and repair quotes/recommendations soon and repair the gate for use on a temporary basis.

In June, there were 349 members with codes. These members also use 768 remotes and 320 cards.

There are 137 vendors utilizing codes.

Jill has been wonderful about reminding me to transmit the transactions frequently now that the cameras are working. I hope that we have worked out a schedule that will be productive for both of us.

Respectfully presented:

Joyce Bender

Committee Reports, Cont'd

MAP COMMITTEE REPORT

July 13, 2025

The Map Committee revised and updated nine 3 Canyons Ranch Maps this quarter.

Ten revisions were for property transfers. Property transfer information was received from the Treasurer. These ten revised maps were distributed to the Section Reps, MDC and Gate Chairpersons, Treasurer and Vice President.

Section Maps Revised included:

Section 19

Section 20E

Section 21 West Half

Section 21 Covey Run

Section 22

Section 23

Section 24

Section 27 Deer Ridge Estates

Section 29

One of the ten revisions for Section 22 , was made to resize two parcels, 314B (-2 acres) and 314F (+2 acres). The Web Site map was forwarded to the Admin@threecanyonsranch.com for replacement on the Web site.

Respectfully Submitted,

Donna R. Willard