

Three Canyons Ranch Master Homeowners' Association (MHOA)
Board Meeting Minutes
October 14, 2015

1. Call to Order. Meeting called to order at 5:30pm

Board Members present:

John MacLeod - Sec. 19
Marilyn Wardlaw - Sec 20E
John Langholff - Sec 20W (Vice President
Richard Sontheimer - Sec. 21 (President)
Cathy Chouinard - Sec. 22
Mike Needham - Sec. 23 (Secretary)
Rich Frederici - Sec. 24
Bob Gilbert - Sec 26
Evans Guidroz - Sec 28

Board Members absent:

Jim Dobis - Sec. 27

2. Introductions and Review of Ground Rules

The President provided a brief review of the meeting ground rules.

3. Revision and/or Acceptance of Agenda

A motion was made and seconded for approval of the meeting agenda. The motion passed 9-0.

4. Revision and/or Acceptance of July 18, 2015 Annual Meeting Minutes

Motion was made and seconded to approve the minutes. The motion passed 9-0.

5. Revision and/or Acceptance of July 18, 2015 Board Meeting Minutes

Motion was made and seconded to accept the minutes with one change. Under item 9a, name change from Leiter to Hunter. The motion passed 9-0.

6. Call to Membership

Question from a member about a sign on Calle Cielo Grande. Rich Frederici provided an answer.

7. Treasurer's Report - Donna Willard

Donna handed out the 3 Canyons Ranch MHOA 2015 - 2016 Budget report as of September 30, 2015. The report is included at the end of the minutes.

8. Committee Reports

Master Design Committee (MDC) - Marilyn Wardlaw

Five approved new projects, one is new house construction.

There has been at least one more attempt by a member to bypass the Notice of Violation (NOV) letter. The MDC has decided to recommend that the NOV fine of \$1,000 be approved and turned over to the MHOA's lawyer for collection.

A proposed shade structure on Sec 19 104-27-114 requires a board approval waiver for distance from the property line. The proposed structure is 75 feet, vice the CC&R of 100 feet, from the property line. None of the adjacent neighbors have any objection. Motion was made and seconded to approve the waiver. Motion passed 9-0.

Road - Rich Frederici

Mowed: 1 pass on both sides of 3 Canyons Road.

Fence: Repaired 250 feet of fence on north equestrian easement in section 20E

Gate - Rich Frederici

Cleaned up areas around the gates. No repairs needed on gates. Some APS (power company) power issues on the East Gate which caused it to be shut down for a day.

Governing Documents - John Langholff

Nothing to report

Maps - Nothing to report

9. Update on Legal Action

A 3 Canyons member filed a complaint against the MHOA in Cochise County Court 5 (Small Claims Division) on September 15, 2015. The MHOA Attorney submitted an answer to the complaint and we are now waiting for the response.

10. Old Business

Nothing to report

New Business

11. Appeal Process and Form

The MHOA's attorney recommended to the President that the MHOA develop an Appeal form to be used by any 3 Canyons member. The President had the attorney develop the form. Board members reviewed the form and provided comments. The President will make the changes and get the form posted to the web site.

12. Appeal for late fees for several members

The Board went into closed session, due to privacy concerns, to discuss three appeals. All three appeals were voted on individually and each denied by 9-0 vote.

13. Wild Horse Section 29 building approval and assessments

The Board discussed the issue of the various Wild Horse parcels in 3 Canyons getting 3 Canyons MDC building approval as well as paying 3 Canyons assessments. The President has met with the lawyer and will attempt to meet with the Wild Horse Association representatives.

14. Call to Membership

Member recommended that the web site show when annual assessments are due and that the annual assessment fee letters show the fine notice for paying after the due date.

15. Adjournment

Motion was made and seconded to adjourn the meeting. Motion passed 9-0. Meeting adjourned at 7:21pm.

(Agenda Item 7. Treasurer's Report)

3 Canyons Ranch MHOA 2015-2016 Budget

	September 30, 2015	Year to Date	2015-2016 Budget	Budget Remaining
Income Total	\$4,520	\$160,882	\$173,198	\$12,316
2015-2016 Assessments	\$3,739	\$148,252	\$161,198	\$12,946
2014-2015 Assessments	\$15	\$3,708	\$0	-\$3,708
Late Fees	\$475	\$2,355	\$12,000	\$9,645
Interest	\$125	\$514	\$0	-\$514
Gate	\$90	\$360	\$0	-\$360
MDC	\$0	\$70	\$0	-\$70
Transfer Fees	\$0	\$3,200	\$0	-\$3,200
Recovered Legal Expenses	\$0	\$0	\$0	\$0
Recovered Admin. Expenses	\$76	\$2,423	\$0	-\$2,423
Expenses Total	\$11,636	\$25,774	\$110,765	\$84,991
Admin	\$124	\$461	\$8,400	\$7,939
Board	\$124	\$406	\$4,500	\$4,094
MDC	\$0	\$0	\$200	\$200
Gate	\$0	\$55	\$3,200	\$3,145
Road	\$0	\$0	\$100	\$100
Documents	\$0	\$0	\$100	\$100
Map	\$0	\$0	\$100	\$100
Website Maint	\$0	\$0	\$200	\$200
Accounting	\$1,355	\$1,355	\$2,500	\$1,145
Attorney	\$8,695	\$17,609	\$39,000	\$21,391
Litigation	\$0	\$0	\$4,000	\$4,000
Professional Services	\$2,590	\$5,046	\$5,000	(\$46)
Administration	\$6,105	\$12,563	\$23,000	\$10,437
Records Maintenance	\$0	\$0	\$11,000	\$11,000
Insurance	\$0	\$0	\$4,400	\$4,400
Board	\$0	\$0	\$1,600	\$1,600
Road/Umbrella	\$0	\$0	\$2,800	\$2,800
Taxes	\$66	\$0	\$200	\$200
Gate	\$1,396	\$3,656	\$25,800	\$22,144
Warranty	\$640	\$1,920	\$8,000	\$6,080
Utilities	\$152	\$532	\$1,800	\$1,268
Projects	\$0	\$0	\$3,000	\$3,000
Maintenance	\$604	\$1,204	\$8,000	\$6,796
Law Enforcement	\$0	\$0	\$5,000	\$5,000
Road	\$0	\$2,693	\$25,000	\$22,307
Repair	\$0	\$2,168	\$3,000	\$832
Mowing	\$0	\$525	\$5,000	\$4,475
Drainage	\$0	\$0	\$15,000	\$15,000
Fence	\$0	\$0	\$2,000	\$2,000
Contingency	\$0	\$0	\$5,465	\$5,465
Resurface Road Project	\$0	\$105,127	\$105,127	\$0
Road Loan Payment	\$0	\$35,000	\$86,026	\$51,026