Minutes of the Meeting
Three Canyons Ranch Master Homeowners Association (MHOA)
Board of Directors Meeting / Wed April 11th, 2012

Board members present: Greg Chouinard (22), Mike Needham (23), Jack Lang (27), Richard Frederici (24), Connie Slay (20E), John Langhoff (20W), Gary Brock (19)

Officers present:

President: Greg Chouinard	Vice-President: Mike Needham
Treasurer: Jack Lang	Secretary: Gary Brock

1) **Meeting call to order:** The meeting was called to order at 5:35pm.

2) **Introductions and Review of ground rules:** Board members introduced. Ground rules reviewed.

3) **Revision and/or acceptance of agenda:** A motion was made and seconded to adopt the meeting agenda as amended. The topic "Speeding on 3 Canyons Road" added under New Business. The motion carried by a unanimous vote.

4) **Revision and/or acceptance of the January 11th, 2012 board meeting minutes:** A motion was made and seconded to accept the 1/11/12 board meeting minutes. The motion carried by a unanimous vote.

5) **Call to membership:** No members requested the floor.

6) **Treasurers report:** Report given by Jack Lang, Treasurer.

Financial Statements as of 3/30/12

Commercial Checking:	$104,562.97
Outstanding Checks:	$ 1,116.00
Commercial Savings:	$200,340.52
Capital Savings:	$ 71,760.15
Total	$376,663.64

7) **Committee Reports:**

a. Master Design Committee Report: Report given by Jack Lang, Chairman. Report attached.

b. West Gate Committee Report: Given by Tom Pickering, Chairman. Report attached.
A motion was made and seconded to increase the deductable on the gate insurance from the current $500 deductable, to a $1,000 deductable when the policy is up for renewal. After discussion, the motion carried by a unanimous vote.

c. East Gate Committee Report: Given by Connie Slay, Chairperson. The East Gate committee met with the West Gate Committee members to discuss issues and strategy for the East Gate. It was recommended for East Gate Members to review the East Gate Plans by MMD Engineering as much of the design work has been done, but may need minor changes.

Plans for the East Gate by MMD Engineering from July 17th, 2007, have been obtained and reviewed by the East Gate Committee members. East Gate Committee recommends that it is best to use the existing design work from MMD Engineering with the necessary revisions and updates. Also, a new engineers stamp will be needed, as the current plans stamp has expired.

The East Gate Committee will be working with MMD Engineering and Signal Gate to finalize plans and hardware selections. Budgetary estimates will be made available as soon as updated plans and estimates are available.

d. Road Committee Report: Given by Richard Frederici, Chairman.
Since the January 2012 board of directors meeting, the road committee has authorized additional patching and repairs. Again, this process is continuous and ongoing and will only increase in frequency and cost to the HOA, as the roadway is nearing the end of its life span. However, the road committee does not recommend, at this time, the resurfacing of 3 Canyons roadway, until the East Gate is constructed and is operational.

Castle and Cooke have cleared debris from the sides of the "Oaks Roadway" and have also cleared both culverts under the "Oaks Roadway". They have in addition, cleared the channels leading to and from the culverts. All this work was done at **no cost** to 3 Canyons Ranch HMOA.

The next major repair to the roadway will be to the roadway shoulders and areas of the roadway which are failing. The road committee expects to have this work done before the monsoons start.

e. Governing Documents Committee Report: John Langhoff, Chairman. No updates or information to report.

Old Business:

8) a. Course of action for future flooding of 3 Canyons Road: Discussed; no motions made.
b. Budget to cover additional expenses: Discussed; no motions made.

9) Exit Call Box at West Gate: West Gate Committee Chairman, Tom Pickering, reported an estimate from Signal Gate of $4,500 to install an Exit Call Box at the West Gate. He also stated the West Gate Committees recommendation on this proposal was "not to" install the Exit Call Box, and instead, continue the planning and approval process involved for the construction of an East Gate as soon as possible.

A motion was made and seconded to install the Exit Call Box at the West Gate if the East Gate was not approved or constructed within the next year. After discussion, the motion failed by a vote of 6 no, 1 yes.

10) Transcribed Electronic CC&R's: Discussed; thorough review recommended prior to board approval.

New Business:

11) Budget for upcoming fiscal year (July 1, 2012 to June 30, 2013): A motion was made and seconded to accept the proposed budget as amended. The motion carried by a unanimous vote. Amended budget attached.

12) Establishment of annual assessment rate for upcoming fiscal year (July 1, 2012 to June 30, 2013): A motion was made and seconded to set the Regular Assessment rate for the next fiscal year (7/1/12 thru 6/30/13) at $12.00 per membership. After discussion, the motion carried by a vote of 4 yes, 3 no.

A motion was made and seconded to abate collection of Regular Assessments for the next fiscal year (7/1/12 thru 6/30/13). After discussion, the motion carried by a vote of 4 yes, 3 no.

13) Voting guidelines for upcoming annual meeting and election: A motion was made and seconded to approve the voting guidelines as amended. After discussion, the motion carried by a unanimous vote. Amended voting guidelines attached.

14) Membership audit: A motion was made and seconded to approve additional funding of $250 for the current membership audit. After discussion, the motion carried by a unanimous vote.

15) Damage to West Gate: Covered and discussed in the West Gate Committee Report.

16) Unauthorized access across the 3 Canyons Ranch MHOA equestrian easement: A motion was made a seconded to authorize Greg Chouinard to attain 3 Canyons Ranch MHOA attorney Bob Stachel, to address the issue of unauthorized access across the 3 Canyons Ranch MHOA equestrian easement. After discussion, the motion carried by a unanimous vote.

17) Appeals: The member that requested an appeal (Diaz / Sec 26 / Par# 109 D) did not show up to the meeting. No appeals heard.

18) Speeding on 3 Canyons Road: A motion was made and seconded to authorize Greg Chouinard, Richard Frederici and Tom Pickering to have a meeting/consultation with 3 Canyons Ranch MHOA attorney Bob Stachel, to handle the issue and concern of an identified high risk speeder on 3 Canyon Ranch Road. After discussion, the motion carried by a unanimous vote.

19) Call to membership: No members requested the floor.

20) Adjournment: The meeting adjourned at 8:20pm.

Master Design Committee Report

11 April 2012

The Master Design Committee (MDC) received and approved five (5) applications this quarter (February – April).

The MDC collected $105.00 in fees this quarter. MDC expenses for this quarter were $0.00.

The MDC inspected two new construction completions and the construction deposits were refunded.

There are three new constructions ongoing currently. The refundable construction deposits are in the Association's account.

The MDC issued eight (8) NOV letters this quarter. Five have been corrected and the properties are in compliance, one (Diaz) has been appealed to the Board, and two are ongoing.

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

3 Canyons Ranch MHOA Budget
Fiscal Year 07/01/2012 - 06/30/2013

Projected Income			
Regular Assessments	10,700 Memberships (X) $12.00 (abated)		$0.00
Administrative Fees			$12,000.00
Projected Expenses			
Administration			$13,300.00
	Board	$6,000.00	
	Master Design Committee	$200.00	
	West Gate Committee	$3,600.00	
	East Gate Committee	$1,000.00	
	Road Committee	$500.00	
	Documents Committee	$1,000.00	
	Map Committee	$1,000.00	
Accounting/CPA Review			$2,500.00
Attorney			$20,000.00
	Attorney Services	$8,000.00	
	Litigation	$12,000.00	
Insurance			$4,400.00
	Board Officer Liability	$1,600.00	
	Road /Umbrella Liability	$2,300.00	
	Gate	$500.00	
Lockbox Chase Bank			$2,600.00
Taxes			$1,000.00
West Gate Committee			$13,000.00
	Warranty/Maintanence	$4,200.00	
	Utilities (SSVEC & Quest)	$1,000.00	
	Projects (Curbing, Culvert, Lighting)	$2,000.00	
	Gate Maintenance	$5,800.00	
Road Committee			$50,000.00
	Road Repair/Patching	$42,000.00	
	Mowing	$4,000.00	
	Drainage Ditch Repair	$4,000.00	
Contingency Fund	10 % of Projected Expenses		$10,600.00
Total Projected Expenses			$117,400.00

VOTING GUIDELINES

(as approved by the board 4-11-2012)

1. A quorum equals 10% of the total memberships in the association.

2. Elections are held in conjunction with the Annual Meeting of the Membership and at other times as needed. The Annual Meeting is normally held in July with the exact date, time and location announced on the 3 Canyons Ranch HOA Website at http://www.az3canyons.com . An announcement concerning the Annual Meeting will be mailed to all members.

3. Voting may be accomplished either in person or by absentee ballot.

4. There may be a total of 10 Board Members. Board members will represent the following sections: 19, 20 East, 20 West/29, 21, 22, 23, 24, 26, 27, and 28.

5. Board members for odd numbered sections will be elected in an odd year for a two year term. Next year's election (2013) will include Board Members for sections 19, 21, 23, and 27.

6. Board members for even numbered sections will be elected in an even year for a two year term. ***This year's election (2012) will include Board Members for sections 20 East, 20 West and 29 (combined), 22, 24, 26 and 28. (set in bold italics for emphasis.)***

7. Members who desire to have their name placed on the ballot for election as a Board member will submit a written request via certified mail to the President of the Board of Directors (PO Box 970; Hereford, AZ 85615) received no later than June 13, 2012. Members who desire to have their name placed on the ballot for election as a Board member may also request this in person at the Board of Directors meeting on June 13, 2012.

8. Within each section, the candidate with the largest number of votes will be declared the winner.

9. Voter eligibility, quorum determination, ballots (preparation, distribution and collection) will be under the control of the board of directors. Ballot counting will be handled by the voting committee. The Voting Committee will be appointed by the Board of Directors.

10. Ballots will be retained for thirty days following the election. After thirty days, the ballots will be destroyed.

11. You may vote if you own property in Three Canyons Ranch. ***(Memberships and Voting are covered in section 6 of the CC&R's).*** 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 areas, and

WEST GATE REPORT
April 11, 2012

Sometime during the night of March 17, 2012, the entry gate was forced open causing damage to both arms. Signal Gate was contacted on Monday 3/19 and repaired it that afternoon. A Sheriff's report was filed.

The driver's outside mirror and rear taillight were broken and identified later by the deputy who took the report as belonging to a 1993 Ford Explorer – color unknown. Anyone knowing of such a vehicle in our area is asked to advise me or any board member.

The invoice for the gate repair from Signal Gate came to $950.00. Since we have a $500.00 deductible and have been notified that our rate may increase if we have additional claims (including this one) the board may want to consider not filing this claim.

Submitted by:

Tom Pickering

Chairman of the West Gate Committee