

THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 10, 2021

1. CALL TO ORDER

Meeting called to order a 9:48 a.m. at the Palominas Fire Department Training Center, 9222 S Kings Ranch Road, Hereford, AZ.

2. ROLL CALL/INTRODUCTIONS

Present	Section	Absent	Section
Pam Hunter— p	29*		
Marilyn Wardlow - VP	20E		
John MacLeod	19		
Lynn Mattingly	20W		
Rick Sontheimer	21		
Mike Needham	23		
Rich Frederici	24		
JoAnne Ehasz	26		
Sarah Bradberry	27		
Will Platt			

3. REVISION AND/OR ACCEPTANCE OF AGENDA

Revision: April meeting minutes for proposed Annual Budget, revising legal expenses amount.

Add Item #H to agenda: Moving forward on legal administration

Motion to accept agenda as amended, seconded, and approved by majority.

4. REVISION AND/OR ACCEPTANCE OF April 14, 2021, QUARTERLY MEETING MINUTES

Motion to approve minutes of April 14, 2021, BOD meeting, seconded, and minutes approved by majority.

5. CALL TO MEMBERSHIP

Rich, living on S. Siesta Way addressed the Board. Request to reinstall boundary fence along South Siesta way. The Road Committee chairman will investigate and make a proposal to the Board of Directors in another meeting.

6. PRESIDENT'S REPORT

Parcel 104.27.052 off Airstrip Road and Wind Talker. The old hanger had numerous CC&R violations. 3 Canyons received a default judgement to remove the hanger (in March, 2021). The lowest bidder tore the hanger down and removed the hanger and most of the debris. The hanger is now gone. Small pile of concrete on the tree line, but safety hazards are gone. All expenses, including legal fees, are included in a lien placed on the property.

Per HOA's legal counsel, Gag Order remains in place with a member, who is also a specific builder. Some of the assessments on parcels which were in arrears have been paid up-to-date, but four parcels are still in arrears. Liens placed on parcels in arrears. Parcel numbers to be provided to MDC Chairman in the event member requests approval on parcels not in good standing. Board members are reminded to not speak to this member about Board business as Board members represent the HOA.

Prelitigation had begun for members in arrears for over a year's time.

7. TREASURER'S REPORT

The Treasurer's report is attached to these minutes. Includes changes in Administrative, Profession, and Litigation fees. Included in an updated Projected Income/Expenses information. Financial audit needs to be completed. Discussion to be included on October's BOD meeting agenda.

8. COMMITTEE REPORTS

MASTER DESIGN COMMITTEE (MDC)

The MDC report is attached to these minutes.

Flow Chart for Joint Wild Horse & 3 Canyons HOA Property Owners new construction is attached to these minutes.

One additional NOV was sent certified mail to member in Section 27. An 8-acre parcel had been subdivided. CC&R's do not allow any parcels less than 8 acres in Section 27.

Committee meetings have been held virtually due to COVID restrictions.

ROAD COMMITTEE

Summary of work completed by the Road Committee is attached to these minutes.

Beginning stages to plan for resealing.

GATE COMMITTEE

Continue to monitor codes and delete codes of non-members and members who have moved.

Getting control on codes used by real estate agents to show properties and homes.

TRAFFIC CONTROL COMMITTEE

The Traffic Control Committee report is attached to these minutes.

Working on updating traffic guidelines.

Cameras at the west gate are now synced with gate codes using correct date and time. Still working on the east gate cameras.

MAPS COMMITTEE

The Maps Committee report is attached to these minutes.

9. NEW BUSINESS, PART 1: APPOINTMENT OF A NEW BOARD SECRETARY

- a. Appointment of new at large seats: Section 22-David Bradberry; Section 28-Will Platt; Section 29-Chris Truka
Motions were made, seconded, and approved by a majority.
- b. Election of new BOD members: President (one year term) — Rick Sontheimer; VicePresident (one year term) — Sarah Bradberry; Secretary — Joyce Bender; Treasurer — Donna Willard
Passed by majority vote
- c. Volunteers for MDC committee: Will Platt — Chairman; Volunteers — Jack Bender, Virginia Styles, Stephen Burr, and Sarah Bradberry Passed by majority vote
- d. Volunteers for Road committee: Rich Frederici — Chairman; Volunteers — Bob Gilbert and Aaron Huggins Passed by majority vote
Volunteers for Gate committee: Rick Sontheimer, chairman; Volunteers - John
- e. McCloud, Chris Truka, and Terry Martins
Passed by majority vote
- f. Volunteers for Traffic Control Committee: Donna Willard — Chairman; Volunteer — Will Platt and Chris Truka
Passed by majority vote
Volunteer for Map Committee: Donna Willard - Chairman
- g. Passed by majority vote
Volunteer for Finance Committee: Donna Willard — chairman; Volunteers — Will Platt,
- h. Lynn Mattingly
Passed by majority vote
Proposal for a new road sign to be placed on 3 Canyons easement stating NO EXIT or DEAD END to inform people that no access to King's Ranch Road. Google maps shows road as going through. Proposal tabled to next BOD meeting agenda
- j. Appeal of Member being assessed late fees and interest for non-payment of assessment for 2020-2021 due to not receiving invoice. CC&R 7.12 states that owner is responsible for regular assessments even if an invoice is not received. Motion to refund late fee and interest was made, seconded, and denied by majority.
Dates of 2021-2022 quarterly and annual board meetings were passed by majority vote.
- k. Annual meeting, 2nd Saturday of July at 9:30 a.m., Quarterly meetings on 2nd Wednesday of October, January, April at 5:30 p.m. All meetings to be held at the Palominas Fire Training Center. Passed by majority vote.
Administrative contract with Statchel & Assoc. will end on August 6, 2021. Executive Board Meeting will be called and presentations made by HOA management companies soon.

10. CALL TO MEMBERSHIP

None

11. ADJOURNMENT

The meeting was adjourned at 12:38 p.m.

GLOSSARY OF TERMS / SYMBOLS

Term/Symbol		Meaning
*	At large	
AB		Gravel used on edge of road to prevent road edge wear
CC&Rs		Covenants, conditions, and restrictions
HOA	Homeowners	Association
President s	Secretary	Treasurer
	Vice President	

TREASURER'S REPORT

Quarterly Report

For July 10 , 2021

1. Income Fourth Quarter: \$.00
2. Expenses Fourth Quarter: \$.00
3. Balance for Savings Account as of June 2021: \$85,461.00
4. Balance for Road Account as of June 2021: \$118,988.00
5. Balance for Const. Deposit Account as of June 2021: \$7803.00
6. Not a lot of activity the last 3 months.

Questions.

2020-2021 EXPENSE BUDGET VS
ACTUAL

AND 2021-2022

PROJECTED EXPENSES

DESCRIPTION	2020-2021	2020-2021 Actual as of March	2021-2022 Project Expenses
Expenses Total	SI 14.00	\$112,639.00	stg .00
Admin	\$7,220.00	\$7,835M	\$8,445.00
	SS00	\$1,700.00	\$700.00
MDC	\$150	\$180.00	\$250.00
	\$200	\$56.00	
		\$69.00	\$100.00
Documents		\$30.00	\$30.00
		so.00	\$195.00
Website Maint	\$70	som	\$70.00
Constructon Refund	\$6,000	ssn.00	5,000.00
Accounting		\$2,166.00	.00
		\$53,899.00	\$70,000.00
Liti tion	\$30,u	\$12,798.00	\$15,000.00
Insurance	\$7,324	so.00	\$7,600.00
Board		\$0.00	\$2 .00
	\$5,024	so.00	ssa00.00

Taxes	\$780	\$639.00	\$100.00
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	\$18,490	\$9,555.00	\$18,790.w
W	\$8,n		\$8,wo.00
Uüliües	\$2,190	\$1,928.00	190.00
		so.00	\$300.00
Remotes & Cards	\$1,sw	\$1,767.00	\$1,800.00
Maintenance	\$1,500	so.00	\$1,500.00
	\$5,000	som	ss,000.00
		\$35,183.cn	\$49,948
Maintenance	\$30,om	\$11,731.00	\$10,n
Fertce	\$3,000		
Tramc Control	\$8,000	\$3,462.00	\$3 000.00
Maintenance' Cloud Fees	\$3,000	n00	\$1,000.00
oment/Miscellaneous	\$5,000	5462.00	\$2,000.00
	Budga		
Conti - Savin	\$30,000	Based on \$14.00 p«	Membership
Road Savin Account			
Const. oelt Savin, s	\$7,000		

2020-2021 PROJECTED VARIOUS INCOME AT DIFFERENT ASSESSMENT RATES

PROJECTED INCOME	2021-2022 Projected Budget @ \$15.00	2021-2022 Projected Budget @ \$14.00	2021-2022 Projected Budget @ \$13.00	2021-2022 Projected Budget @ \$12.00
Projected Income Total	\$206,596	\$197,218	\$185,713	\$174,208
2021-2022 Assessments	\$174,435	\$161,070.00	\$149,563.00	\$138,060.00
2020-2021 Assessments	\$767.00	\$5,028.00	\$5,028.00	\$5,028.00
2019-2020 Assessments	\$1,775.00	\$154.00	\$154.00	\$154.00
2018-2019 Assessments	\$502.00	\$1,739.00	\$1,739.00	\$1,739.00
2017-2018 Assessments	\$723.00	\$723.00	\$723.00	\$723.00
2016-2017 Assessments	\$555.00	\$555.00	\$555.00	\$555.00
2015-2016 Assessments	\$165.00	\$165.00	\$165.00	\$165.00
2014-2015 Assessments	\$154.00	\$154.00	\$154.00	\$154.00
PREPAYMENT 21-22	\$0.00	\$0.00	\$0.00	\$0.00
Late Fees	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Assessment Interest	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Bank Interest	\$30.00	\$30.00	\$30.00	\$30.00
Gate	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
MDC	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
Transfer Fees	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Recovered Legal Expenses	\$4,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Recovered Admin. Expenses	\$100.00	\$100.00	\$100.00	\$100.00
Construction Deposits	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Miscellaneous Deposits	\$500.00	\$100.00	\$100.00	\$100.00

11625 Men

99.56%

3 Canyons Ranch 2021 - 2022 Monthly Budget

Beginning Balance:			Ending Balance:	
0	MONTHLY	YTD	BUDGET	REMAINING
	\$0	\$0	\$208,123	\$208,123
Income Total	\$0	\$0	\$172,575	\$172,575
2021-2022 Assessments	\$0	\$0	\$5,028	\$5,028
2020-2021 Assessments	\$0	\$0	\$154	\$154
2019-2020 Assessments	\$0	\$0	\$1,739	\$1,739
2018-2019 Assessments	\$0	\$0	\$723	\$723
2017-2018 Assessments	\$0	\$0	\$555	\$555
2016-2017 Assessments	\$0	\$0	\$165	\$165
2015-2016 Assessments	\$0	\$0	\$154	\$154
2014-2015 Assessments	\$0	\$0	\$0	\$0
2013-2014 Assessments	\$0	\$0	\$0	\$0
Prepayment 2022-2023	\$0	\$0	\$2,000	\$2,000
Late Fees	\$0	\$0	\$2,000	\$2,000
Assessment Interest	\$0	\$0	\$30	\$30
Bank Interest	\$0	\$0	\$1,800	\$1,800
Gate	\$0	\$0	\$1,800	\$1,800
MDC	\$0	\$0	\$10,000	\$10,000
Transfer Fees	\$0	\$0	\$4,000	\$4,000
Recovered Legal Expenses	\$0	\$0	\$100	\$100
Recovered Admin. Expenses	\$0	\$0	\$5,000	\$5,000
Construction Deposits	\$0	\$0	\$500	\$500
Miscellaneous Deposits	\$0	\$0		
Expenses Total	\$0	\$0	\$160,383	\$160,383
Admin	\$0	\$0	\$8,445	\$8,445
Board	\$0	\$0	\$700	\$700
MDC	\$0	\$0	\$250	\$250
Gate	\$0	\$0	\$100	\$100
Road	\$0	\$0	\$100	\$100
Documents	\$0	\$0	\$30	\$30
Map	\$0	\$0	\$195	\$195
Website Maint	\$0	\$0	\$70	\$70
Construction Deposits Refund	\$0	\$0	\$7,000	\$7,000
Accounting	\$0	\$0	\$2,500	\$2,500
Attorney	\$0	\$0	\$70,000	\$70,000
Litigation	\$0	\$0	\$15,000	\$15,000
Professional Services	\$0	\$0		
Administrative	\$0	\$0		
Insurance	\$0	\$0	\$7,600	\$7,600
Board	\$0	\$0	\$2,400	\$2,400
Property	\$0	\$0	\$5,200	\$5,200
Taxes	\$0	\$0	\$100	\$100
Gate	\$0	\$0	\$18,750	\$18,750
Warranty	\$0	\$0	\$8,000	\$8,000
Utilities	\$0	\$0	\$2,190	\$2,190
Lighting	\$0	\$0	\$300	\$300
Remotes & Cards	\$0	\$0	\$1,800	\$1,800
Maintenance	\$0	\$0	\$1,500	\$1,500
Repair	\$0	\$0	\$5,000	\$5,000
Road	\$0	\$0	\$49,945	\$49,945
Maintenance	\$0	\$0	\$10,000	\$10,000
Other	\$0	\$0		
Fence	\$0	\$0	\$3,000	\$3,000
Traffic Control	\$0	\$0	\$3,000	\$3,000
Maintenance/ Cloud Fees	\$0	\$0	\$1,000	\$1,000
Equipment/Miscellaneous	\$0	\$0	\$2,000	\$2,000
			Budget	Balance
Contingency- Savings	\$0	\$85,457	\$26,000	\$85,457
Road Savings Account	\$0	\$135,982	\$42,000	\$135,982
Const. Deposit Savings	\$0	\$7,803	\$7,000	\$7,803

Approved by BOD 4/14/21

PROJECTED INCOME	Projected Budget@ \$15.00		DESCRIPTION	
Pr*ct.d Income Tdal	\$208,598		Expenses Toul	"60,383.00
		11625	banking Admin	
		993"		
2017-2018	\$723so		Road	\$100.«
2016-2017 Assessm«tts 2015-2016	SSS.OO			
2014-2015	\$154.00		Webste Mült	
REPAYENT 21-22			Deposits Wund	gmo.00
Fees			Accounting	
Aeessn*	\$2,00uo			sme00.00
Bank Ir*est	gon		Litigation	sts,000.0*
	SI*.00			
	SI,600.00			
Transfer	go,0eo.00		Insurance	9,600.00
Recowred Lepl Expenses	\$4,ow.00			
Recovered %tin. Expawes	Slooso			
Depocits	ss,000.00		Taxes	stoaoe
Miscellaneous Deposits	SS00.00		Gato	Sismotoo
				sst000*
				32,190.0e
				g00.00
			Remotes & Car	
				st500.00
			air	ss,000.00
			Road	us 948
			Maintenance	"0,000
			Fence	\$3,000
			Traffic Control	
			M*tenarw Fees	

MAP COMMITTEE REPORT

July 1 2021

Notice of a Land split, 8 acres to two 4 acre parcels. Michele NMified new that this has to be revalued as section is only. split and **transferred** the property to two The HOA WE not mtified before the at Cochise Ccnmty.

Updated Sections 28 and 29, auing fre wash **and corrected the owners** to South, Wildhorse 1.

Updated to match **he transfers. More** transfers to come, so will out anerthose are received and *ted.

TRAFFIC CONTROL COMMITTEE REPORT

July 10 2021

Continue to work wiül The Camera Guys to synchronize the cmn clocks to tLE Gae clocks. Chly two more Mnainat Gate which are I mimne off.

Have viewed cameras in a while as I have been **processing** Assesmem payments and preparing for die meeting.

As soon as AI is back to wort, we will **schedule** downloading software to volunteer's cMTvuter(s).

Sem several dates/times for Gate Comminee to on code usage. Several **Codes** were deleted.

FINANCE COMMITTEE

July 10, 2021

No meeting held. Committee had **been placed on** hold. Tie anitp«son has received **additional in** information tingfrune of the next reseal (2 yeus) the next layer of chip sel (4 5 years). The Chairpersmwill schedule a for the finance **meeting fr** committee to discuss the money needed and tinr frame md means ffose **of obtaining funds.**

Respectftlly Submitted,

Dmna R. Willard

 **Rich Frederici**

To: president@az3canyons.com)

7/10/21

Summary of work completed by road committee last fiscal year.

- mowing along side three canyon roadway.
- repairing the shoulders on three canyon roadway with additional A.B. material.
- repairing or replacing signage along three canyon roadway.
- worked on drainage ditches to improve water flow and to protect the integrity of three canyon roadway.
- Cleaned out drainage culvert east of Kayatone Road and west of Millican Road.

Sent from my iPhone

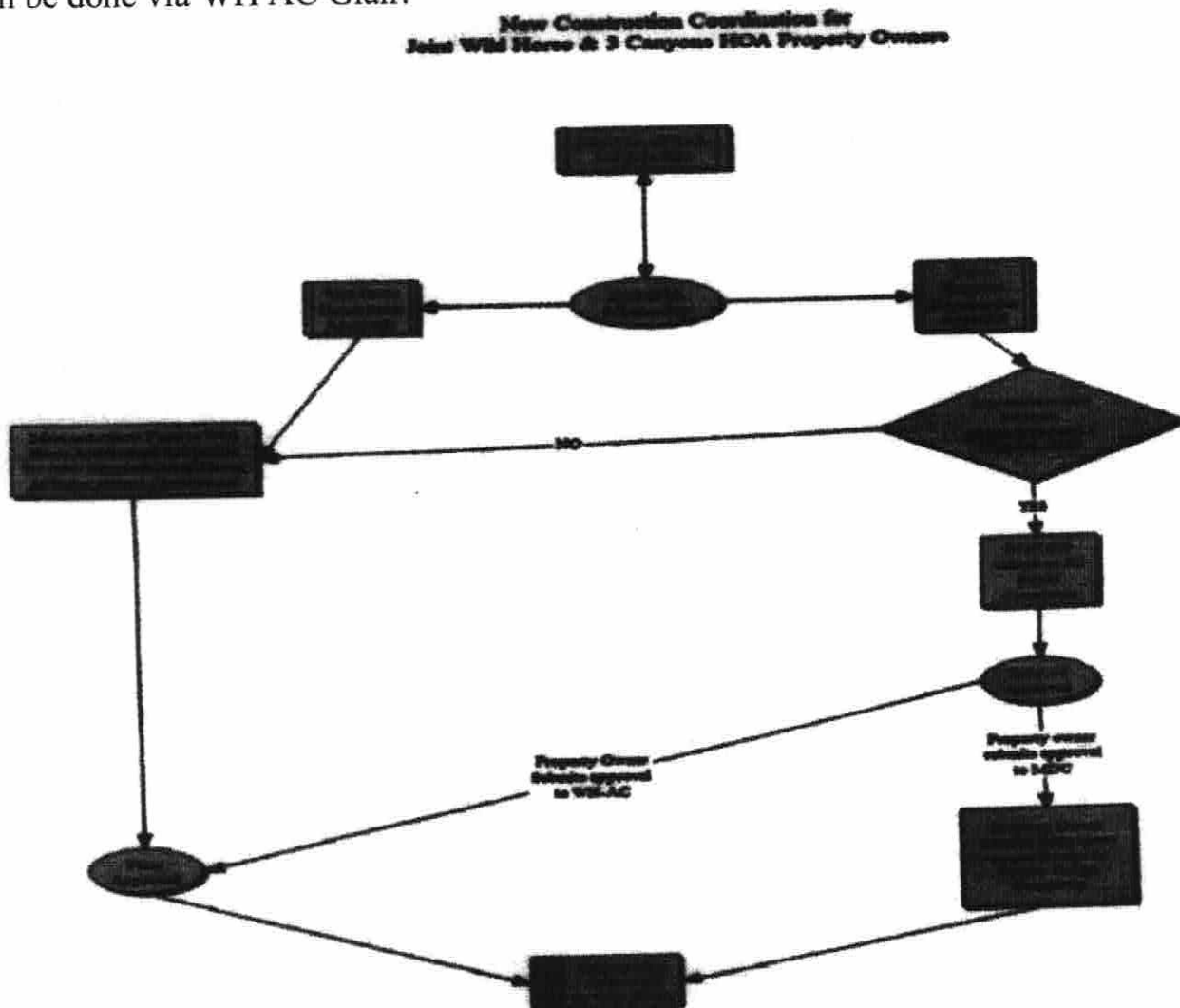
New ~~Construction~~ Coordination for

The following coordination chart of Wild Horse/3 ~~anyone's~~ collaboration was created under the ~~assumptions~~:

1. This coordination ~~low chart/process~~ applie to Wild Horse HOA conne« directly to 3 Canyons Road with a private widi driveways ~~nnected~~ to S. Arab Ct, S. Mule PI or S. Welsh PI only with Wild Horse HOA

2. In the interim is for new construction of homes, and home modifications to homes. These ~~homeowners~~ are to submit request according to WH HOA AC Rules Guideline with WH AC providing guidance and approvals according to WH CRs.

Wild Horse (WH) HOA will inform 3 Canyon (30 HOA of any **ncrease of** sir under **roof for existing** home **or new construction of joint HOA property owners. This** notification win be done via WH AC Glair.



Wild Horse Lots located in 3 Canyons HOA area that connect directly to 3 Canyons Road must submit their road cut plans to 3 Canyons Road Committee and Master Deed Committee for road connecting review and