

Three Canyons Ranch Master Homeowners' Association
Board of Directors (BoD) Meeting Minutes
January 10, 2018
web site: az3canyons.com

1. Call to Order. Meeting called to order at 5:47pm

BoD present:

Sec 20E	Marilyn Wardlaw
Sec 20W	John Langholff (Vice President)
Sec 21	Richard Sontheimer (President)
Sec 22	Cathy Chouinard
Sec 23	Mike Needham (Secretary)
Sec 24	Rich Frederici
Sec 26	Pam Hunter
Sec 27	Jim Dobis
Sec 28	Jerry Lametti
Sec 29	Bob Griffith

BoD absent:

Sec 19	John MacLeod
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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

Agenda was accepted

4. Revision and/or Acceptance of October 11, 2017 Board Meeting Minutes

Minutes were accepted without revision.

5. Call to Membership - No comments

6. Treasurer's Report - Donna Willard

See budget spreadsheet at end of minutes

7. Committee Reports

Master Design Committee (MDC) - Marilyn Wardlow

As Chairperson, I would like to thank Pam Hunter for heading the MDC from September through November this past year (2017) due to recovery from surgery.

MDC has been busy with several projects being approved. One of which is a new residence in 20W. MDC received a waiver request from Section 20E owner for sighting a spa/pergola due to requirements by the county. See Agenda item 9.

Road - report received via email from Jim Dobis

- Continue to remove brush and cut weeds where mower does not have access
- Surveying drainage ditches for rock placement
- Street sign at Calle Cielo Grande North. Jim requested the Board's approval to install a sign post with a stop and no trespassing sign on Calle Cielo Grande North. Motion was made and seconded. Motion passed 10-0.

Gate - Rich Frederici

If any member is having a gate code issue please contact Tom Pickering (520 266-0174, tcp7105@aol.com). The committee requested an updated 3 Canyon's Membership list be provided on a periodic basis. The President will discuss this with Ms. DoPadre and Mr. Stachel.

Governing Documents - Pam Hunter

No report

Maps - Pam Hunter

No report. A comment was made that some of the section maps on the web site require updating.

Gate Security - Rick Sontheimer

After further research into the possibility of installing road "humps and/or bumps" on both sides of the gates it was found to be considerably more expensive than first thought. The committee is continuing to look at other measures to add to the gate security.

8. Old Business - None

New Business

9. Appeals from Members

Property owner of Section 20E parcel 043N, requested a waiver approval from the Board for sighting a spa/pergola. Due to county requirements (distance from existing septic/leach field) the spa structure placement had to be moved to a location

that was 96 feet from the property line, which is 4 feet short of the required 100 foot setback. The Board was told the adjoining property owner did not have a problem with the setback. The MDC recommended that the waiver be granted for the 96 foot setback. The question was asked if the spa structure was already in place and the owner said it was. He is asking the board to approve the waiver after the fact. A motion was made and seconded to approve a 96 foot vice 100 foot setback waiver for a spa/pergola placement in order to meet a county required distance from the septic/leach field. Motion passed 10-0.

10. Call to Membership

No comments

11. Adjournment

Motion was made and seconded to adjourn the meeting. Passed 10-0. Meeting adjourned at 6:47pm

(Agenda Item 6. Treasurer's Report)

3 Canyons Ranch 2017 - 2018 Budget

Bank Balance prior Month

Adjusted per Debit & Credits

\$47,590

Bank Balance ongoing

\$46,173

	January 1, 2018	Year-to-Date	2017-2018 Budget	Budget Remaining
Income Total	\$1,320	\$150,390	\$186,350	\$35,961
2017-2018 Assessments	\$0	\$138,750	\$163,005	\$24,255
2016-2017 Assessments	\$0	\$990	\$5,967	\$4,977
2015-2016 Assessments	\$0	\$0	\$4,300	\$4,300
Late Fees	\$0	\$846	\$1,600	\$755
Interest	\$0	\$224	\$300	\$76
Gate	\$120	\$455	\$800	\$345
MDC	\$0	\$200	\$1,000	\$800
Misc Income/Deposits/Xfers	\$1,200	\$8,900	\$1,078	-\$7,822
Transfer Fees	\$0	\$0	\$7,000	\$7,000
Recovered Legal Expenses	\$0	\$0	\$1,000	\$1,000
Recovered Admin. Expenses	\$0	\$25	\$300	\$275
Expenses Total	\$2,737	\$104,377	\$158,552	\$54,175
Admin	\$250	\$3,237	\$7,100	\$3,863
Board	\$0	\$209	\$2,000	\$1,791
MDC	\$0	\$0	\$200	\$200
Gate	\$250	\$1,972	\$3,300	\$1,328
Road	\$0	\$56	\$100	\$44
Documents	\$0	\$0	\$100	\$100
Map	\$0	\$0	\$100	\$100
Website Maint	\$0	\$0	\$100	\$100
Construction Deposit Refund	\$0	\$1,000	\$1,200	\$200
Accounting	\$345	\$1,240	\$2,000	\$760
Attorney	\$1,408	\$25,053	\$32,000	\$6,947
Litigation	\$0	\$28	\$4,000	\$3,972
Professional Services	\$1,374	\$6,543	\$8,000	\$1,457
Administration	\$34	\$18,482	\$20,000	\$1,518
Insurance	\$0	\$0	\$4,371	\$4,371
Board	\$0	\$0	\$1,600	\$1,600
Road/Umbrella	\$0	\$0	\$2,771	\$2,771
Taxes	\$0	\$50	\$100	\$50
Gate	\$734	\$16,327	\$33,832	\$17,505
Warranty	\$640	\$4,480	\$8,000	\$3,520
Utilities	\$94	\$1,139	\$2,000	\$861
Landscape & Lighting	\$0	\$390	\$2,500	\$2,110
Maintenance	\$0	\$10,318	\$15,332	\$5,014
Security	\$0	\$0	\$6,000	\$6,000
Road	\$0	\$25,399	\$46,078	\$20,679
Maintenance	\$0	\$2,055	\$3,000	\$945
Mowing	\$0	\$6,870	\$9,000	\$2,130
Weed Control	\$0	\$5,757	\$7,078	\$1,321
Drainage	\$0	\$10,717	\$23,000	\$12,283
Fence	\$0	\$0	\$4,000	\$4,000
Road Loan Payment	\$0	\$33,071	\$33,071	\$0
Const. Deposit Savings	\$1,200	\$2,200	\$200	\$1,400
Contingency- Savings	\$0	\$5,000	\$5,000	\$10,100
Road Account Savings	\$0	\$21,465	\$21,465	\$21,465