

**3 CANYONS RANCH MASTER HOMEOWNERS ASSOCIATION
MINUTES ---- BoD Meeting October 21, 2026**

1. CALL TO ORDER

By: Lynn Mattingly, President Where: Palominas Fire District Training Center Date: October 21, 2026 Time: 5:31 PM
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2. BOARD QUORUM/INTRODUCTIONS

Section	Representative	Directors Present	Directors Absent
19	Jill Waterman	X	
20E	Will Platt		X
20W	Lynn Mattingly (P)	X	
21	Philip Isaacson	X	
22	Mike Jones		X
23	Mike Needham	X	
24	Sorrel Cooper (S)	X	
26	JoAnne Ehasz	X	
27	Jack Bender	X	
28	Ben Tyler (VP)	X	
29	Dean Frazeur	X	

P-President. VP-Vice President. S-Secretary.

3. MEETING GROUND RULES

- a. Open Call to Members and Member feedback prior to a board action item vote is limited to 3-minutes per topic.
- b. The Arizona Revised Statutes limits board discussion and actions to the published agenda, available to members at least 48 hours prior.

4. OPEN CALL TO MEMBERS No comments from members (board action prohibited).

5. REPORTS (Attached below)

- a. President
- b. Treasurer
- c. Master Design Committee (MDC)
- d. Road Committee
- e. Gate Committee
- f. Traffic Control Committee
- g. Maps
- h. Website
- i. Governing Documents

6. ONGOING BUSINESS None.

7. BOARD ACTION ITEMS

- a. Association Rule 10, Resale Disclosures & Transfer Fees – propose we revise to: “Upon a property transfer, a Resale Disclosure Fee of \$300.00 (if provided) & a \$100.00 Transfer Fee will be charged.”
 - i. If approved, the contract with Agave Management will be amended.
 - ii. Motion to approve made by Mike N, seconded by JoAnne, motion passed unanimously.
- b. Recommending 3CR Member Gregg Stebbins (27-100A) be voted onto the Road Committee. Motion made by Lynn to approve Gregg as another Road Committee member, seconded by Ben, motion passed unanimously.
- c. Road Guidelines: Add a 1-year obligation to the approval form to complete all work, with an extension possible if requested prior to the 1-year term. Motion made by Lynn, seconded by Ben, motion passed unanimously.
- d. Speeding on 3 Canyons Road – ignore? Decision made to schedule a special meeting to discuss traffic calming options, providing time for Road Committee to gather facts, verify budget, and for BoD to notify all members of the meeting.
- e. La Pradera not performing its village obligations. Takeover & charge our costs per CCR Sec 14? Ignore? Conduct a La Pradera member vote before? La Pradera has formed a village board to address the village lapses, no action needed by BoD.

8. VARIANCE REQUESTS

- a. Parcel 01-266 Edmondson (La Pradera) setback request (requires $\frac{3}{4}$ director approval).
 - i. Motion to approve made by Lynn, seconded by Ben, votes for approval: 2; motion did not pass.
 - ii. Motion made by Lynn to approve variance request pending approval from adjacent (east) property owner, seconded by Ben, motion passed (7 for, 1 against, 1 member departed prior to discussion/vote).

9. CALL TO MEMBERSHIP No comments.

10. FUTURE CONSIDERATION Annual budget to be considered at April 2027 meeting.

11. ADJOURNMENT 6:46 pm

Sorrel Cooper, Secretary

Date: 22 October 2026

Committee Reports

President's Report (Lynn Mattingly)

1. A generic welcome letter is provided when a property transfers, a member specific copy will be provided by me (or whoever is maintaining the member list) when notified of a transfer, providing their section, section director, cc'ing same **if an email address is provided.**
2. Struggled for months with the State Farm cancellation of our insurance policies, finally got a 100% refund, went back to Crest Insurance for renewal, policies are in place.
3. Gate Guru Joyce Bender & I slightly reworked & merged the two gate guidelines / forms into one cohesive document, now on the website.
4. Coordination with Agave Management is going well.
5. Thanks to our many volunteers, without whom we'd be hurting & spending more member funds. It's work, it's an obligation, there's aggravation & little acknowledgement of your efforts but know you're very much appreciated.

Master Design Committee (Benjamin Tyler, per meeting dates)

1. 10/13/26 – 1 Room addition approved
2. 9/8/26
 - a. Approved 1 Porch extension
 - b. Approved Roads & UG utilities for new development
 - c. Approved 1 pergola project
 - d. Approved 1 fence project
 - e. Approved 1 carport extension
3. 8/11/26
 - a. Approved roof replacement
 - b. Approved driveway / sidewalk
 - c. Approved a 500 SFT guesthouse
 - d. Approved block wall
 - e. Disapproved rooftop deck due to story/property size restrictions
 - f. Disapproved retaining / block wall project due to setbacks – a variance request is on the board of directors meeting agenda.

Gate Committee Report (Joyce Bender)

- a. West Gate: motherboard replaced - since it was the original motherboard, it is not covered under the warranty;
- b. some codes do not work at the WG, cause unknown, Joyce will continue investigating these problems;
- c. East Gate: exit side is stuck open, Lynn will lock entrance side open to reduce risk of accidents;
- d. Joyce recommends that the BoD consider an upgrade to cellular gate system because the service providers do not service land line phone systems anymore.

Road Committee Report (Lynn Mattingly & JoAnne Ehasz)

1. Road & driveway markers were recently repaired or replaced.
2. Eradicating ant colonies is now being done by the Road Committee instead of a contractor.
3. Right-of-way drainage work was completed at S. Welsh Place w/ large rip-rap stone to address trenching associated with heavy rainfall.
4. A single pass brush mowing was completed on sections not done by homeowners. When drier conditions allow, I will schedule a wider pass along the length of 3C Road.
5. Installation of the road pimple reflectors @ the west gates are on hold, will work with another volunteer (?) to plan traffic calming structures using allocated road funds for the cost difference, BNR to install for no additional charge. If road budget allows, may do similar at East Gates. (Slow traffic, catch pictures if damage done.)
6. Final paving / road surface for the S. Viewpoint Drive Road curb cut is still pending.
7. A road cut was approved directly across from Deer Ridge Trail to access the recently transferred 476 acres of 01-011L.
8. Entry monument cleanup & weed control at driveways & roads is on autopilot.

Governing Documents Committee Report (Lynn Mattingly & Mike Jones)

1. No work required this quarter as the bylaw amendment didn't receive adequate member approval.

Traffic Control (Benjamin Tyler & Jill Waterman)

1. One camera @ west gate malfunctioning, Jason from B2 investigating warranty.
2. One camera @ west gate has water in the lens, Jason from B2 removed to dry out & clean.
3. Traffic control is currently somewhat hindered due to east gate exit side malfunction. Several individuals have been observed not stopping to open the entrance side & just driving through the open exit side.

Website (June Sengmany)

1. Website is functioning property without issue.
2. HOA documents have been updated as requested by HOA Board of Directors.

Maps (JoAnne Ehasz)

1. No report; JoAnne requests section directors verify that homes are accurately reflected on their 3CR section maps and notify her of any changes or updates.

TREASURER'S REPORT

Quarterly Report July 1, 2026-September 30, 2026

1. Financial Summary

Financial Activity	Year-to-Date Amount
Total Income	\$198,280.60
Total Expenses	\$29,802.65
Net Income (Income Less Expenses)	\$168,477.95

Year-to-date income exceeds expenses by **\$168,477.95**.

2. Bank and Investment Balances

Account	Current Balance
Operating Account	\$97,680.01
Road Fund Account	\$246.84
Edward Jones Investment Account	\$872,414.24

3. Assessment Collections

Assessment Summary	Amount
Outstanding Assessments	\$3,250.69
Outstanding as a Percentage of Total Assessments	1.76%

Based on the reported outstanding balance and percentage, approximately **98.24%** of total assessments have been collected.

Respectfully submitted,

Anne Thompson

Treasurer, 3 Canyons Master Homeowners Association