

**Three Canyons Ranch Master Homeowners Association
Board Meeting Minutes
June 9, 2004**

Members Present:

Steve Allanson, Linda Bromund, Joel Krasnosky, J.C. Russel, Tommy Stoner Tom Creech, Dave Tannenbaum, Joy O'clock, Beverly Pickering, Ron & Judy Slyter, John Savyer, Dave & Pat Angel.

Board Members Present:

Tom Pickering, Rich Fredereci, Gary Brock, David Paris, Paul Holland, Chris Carson, Jim Dobis, Darrell Crowley.

Call to Order

5:30 p.m.

Acceptance of April 14, 2004 Minutes

The Minutes were unanimously accepted.

Call to Membership

Ron Slyter advised the board that the neighborhood watch program was in effect in 3 canyons and that signs would be put into place soon. Any questions by members could be directed to him.

Several members expressed concern about guests being able to leave through the exit gate. The board advised that temporary codes can be obtained for that purpose.

One member suggested that landscaping improvements should be made to the west gate. The board asked if he would find suggestions and ask for volunteers and to submit it to the board for review.

Acceptance of Agenda

The agenda was unanimously accepted

Presidents Report

Tom Pickering advised that ballots have been sent out for voting on board members in even number sections. Assessments are being sent out also and are due by July 1st, 2004. they are considered late by July 10th. According to the CC&R's a 10% late fee will be applied to assessments received after July 10th, 2004.

Vice-President's report

Formal Application has been applied for Vista Del Oro to become a village.

Treasurer's Report

Gary Brock submitted the Treasurer's report with copies of bank statements.

General account balance.....\$19,994.98

Capital checking account balance.....\$22,372.12

Capital savings account balance.....\$50,263.97 (\$45,000 budgeted for East Gate)

Plans are to refinance the Bank One loan ballon payment balance Jan. 2005

Expected loan balance Jan. 2005 is \$187,500.00

Insurance premiums for board liability and 3 canyons Road and West Gate were both paid. Policies good thru 6/4/05.

2004-05 Regular and Capital Assessments will be mailed out this month by our administrative assistant Michele, from Cardinal & Stachel, PC.

Attorney's Report

Mr. Stachel stated that there were no CC&R request's.

Counsel for the Association had prepared complaints to initiate litigation against owner members who have not yet tendered fees to that portion of 3 Canyons Road which crosses their property pursuant to the CC&R's. The compliants will be signed and verified by the president.

Counsel for the Association had prepared compliants to initiate litigation seeking to foreclose the unpaid assessment of delinquent homeowners. The complaints will be signed and verified by the President within one week.

Please ensure that addresses are correct and on file with Cardinal and Stachel. Especially if there are any changes with your contact information.

Committee Reports:

Design Committee

Reports they have approving 4 to 5 new homes per month.

and 2 to 3 additions per month

2 violations are headed to litigation.

Gate Committee

Paul Holland stated that 6 gate codes, 10 transmitters and 3 utility codes have been given out since the last meeting. Some codes were accidently erased due to paperwork and they were corrected. Paul expressed apology for the mishap and hopes that members were not overly inconvenienced.

Paul also reminded members that only 2 transmitters were allowed per household.

Map Committee

New maps are ready and will be available at the annual meeting . The price will be reduced this year to \$5.00 ea. The new maps are in a spiral, easier to read format.

Road Committee

To date we have sprayed herbicide for Spring. The 1st mowing has also taken place. Drop offs along the road edge have been filled and around the west gate area. Fischel has been contacted about repairing where they have crossed 3 canyons and Rio Santiago where trenching had been done. Fischel has committed to repairing both. 20 yds. of gravel was added on the shoulders at the West Gate.

Cleanup Committee

The cleanup committee is asking for volunteers to help cleanup around the west gate and 3 Canyons Road on July 10th. Sat. 7:30 am. Also committee reminds everyone that any trash picked up along 3 Canyons Road and placed in trash bags will be picked up for free on July 10th.

The committee also reminds members that yellow bags will be supplied and illegal aliens trash will be picked up for free by W.M.S.

Old Business

None

New Business

Motion to Authorize \$150.00 for door prizes at the Annual Meeting was carried unanimously.

Call to membership

One member expressed concern at the camera angles at the gate. By meeting time the camera's were fixed. Discussion was addressed at what can be done about mailboxes in three canyons. The board stated that this issue would be looked into again but previous attempts were to no avail due to post office regulations. The board also stated that engineering was also being addressed for the East Gate.

Annual meeting on July 24, 2004 with check –in starting at 11:00 a.m. at the PDS Country Club

Adjournment

6:40 pm

David Paris
Secretary