

**Three Canyons Ranch Master Homeowners Association
Board Meeting Minutes / Wednesday June 12th, 2013**

1) Meeting called to order at 5:35pm.

Board Members Present: Richard Sontheimer (President), Keith Gallew (Vice-President), Jack Lang (Treasurer), Gary Brock (Secretary), Richard Frederici, Cathy Chouinard, Connie Slay, John Langholff, Mike Needham.

2) Review of Meeting Ground Rules.

3) Revision and/or Acceptance of Meeting Agenda. A motion was made and seconded to accept the meeting agenda as revised. The motion carried by a unanimous vote.

4) Revision and/or Acceptance of the April 10th, 2013 Board Meeting Minutes. A motion was made and seconded to accept the 4/10/13 meeting minutes as posted. 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 May 31st, 2013:

Commercial Checking	\$13,142.78
Outstanding Checks	\$300.00
Construction Deposits	\$0
Commercial Savings	\$200,758.63
<u>Capital Savings</u>	<u>\$71,885.88</u>
Total	\$285,787.29

Status of delinquent assessments report reviewed and discussed. There are four (4) members with delinquent assessments (Friedman sec 20E / par# 052P, Lee sec 26 / par# 105E, Martin sec 26 / par# 104D, Rumbaugh sec 24 / par# 101B).

7) Committee Reports:

Master Design Committee Report: Quarterly report not due until July 2013 board meeting.

Road Committee Report: Given by Richard Frederici, Committee Chair.
Patching repairs continue on 3 Canyons Road.

West Gate Committee Report: Given by Jim Dobis, Committee Member.
Landscape maintenance at the West Gate was performed recently.

East Gate Committee Report: Given by Jim Dobis, Committee Member.
Five construction companies are bidding for the project. Bids are due by 7/1/13. The committee should be presenting its recommendations at the July board meeting.

Governing Documents Committee Report: Given by John Langholff, Committee Chair.
The PDF version of the CC&R's will be added to the 3 Canyons Ranch web site.

Map Committee Report: Given by Eileen McMannon, Committee Chair.
Maps have been updated and are available on the 3 Canyons Ranch web site.

8) Update on Legal Action:

3 Canyons Ranch MHOA attorney is currently working on the delinquent assessment case on member Lee (sec 26 / par# 105E).

New Business:

9) Two (2) CC&R change proposals for the Annual Meeting Ballot; 1) Delete all references to "Investor" within the CC&R's. 2) Delete all references to "Airpark" within the CC&R's.

A motion was made and seconded to delete the two above CC&R change proposals for the Annual Meeting Ballot. After discussion the motion passed by a unanimous vote.

10) East Gate. Rich Frederici, Committee Member.

Rich recommended the board set up a meeting with the Cochise County Sheriff and the 3 Canyons Ranch MHOA attorney to discuss and agree on how to handle trespassers once the East Gate project is completed and operational. After discussion, no decision was made. This topic and concern can be revisited as the project moves forward. Rich also recommended we start the process of reviewing and purchasing construction insurance for the East Gate project. Jack Lang stated he would start looking into it.

11) Ballot for Annual Membership Meeting July 20th, 2013.

A motion was made and seconded to approve the ballot as amended/revised. After discussion the motion carried by a vote of eight (8) yes and one (1) no.

12) Formation of Voting Committee for Annual Membership Meeting July 20th, 2013.

A motion was made and seconded to approve the following members for the Voting Committee: Board member Cathy Chouinard, Lynn and Jerilee Mattingly, and Greg Chouinard. After discussion the motion carried by a unanimous vote.

13) Voting Guidelines for Annual Membership Meeting July 20th, 2013.

A motion was made and seconded to approve the voting guidelines as amended/revised. After discussion the motion carried by a unanimous vote.

14) Variance Request. Jack Lang, Master Design Committee Chair.

A motion was made and seconded to grant a setback variance to Ross & Michelle Miller (20W / 053A, 002Q), as presented (corral 80 ft from property line on 8 acres). During discussion it was presented that neighbors Yeski (053C) and Grant/Maclean (51A) are okay with the setback variance being requested. After discussion the motion carried by a vote of seven (7) yes and two (2) no.

15) Call to Membership. No members requested the floor.

16) Adjournment:

A motion was made and seconded to adjourn the meeting. The motion carried by a unanimous vote. The meeting was adjourned at 7:15pm.