

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Regular Quarterly Board of Directors (BOD) Meeting
October 8, 2008, 5:30 PM, at La Purisima Center**

Board Members Present:

Gary Brock (19), Connie Foust (20E), Lois Bloom (20W),
Greg Chouinard (22), Ron Slyter (23), Frank Diaz (26), Carl Bromund (27)

Officers:

President, Carl Bromund
Vice President, Frank Diaz
Secretary, Greg Chouinard
Treasurer, Gary Brock

Call to Order

The meeting was called to order at 5:30 PM by President, Carl Bromund

Acceptance of Agenda

A motion was made and seconded to adopt the meeting agenda. The motion to adopt the meeting agenda was carried unanimously.

Acceptance of July 19, 2008 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of July 19, 2008. The motion to accept the minutes was carried unanimously.

Call to Membership

No members requested the floor.

President's Report

This morning I met with our Attorney, Bob Stachel, to review several legal matters facing the Association.

The first matter concerns some 15 assessments that have been delinquent for more than one year.

At the last Board meeting in July, I asked for authorization from the Board to commence legal action to collect these assessments, and the Board unanimously passed a motion to that end. Please note, there are over 600 properties owned by members in our Association.

Based on the July Board direction, Bob Stachel sent letters to each of the 15 members requesting payment and warning of additional legal action if the assessments were not paid. Five payments have since been received. This morning I signed documents that will result in court action against the ten remaining members who have not paid their assessments. I will report on the results of that court action at our next meeting.

The second matter concerns efforts to obtain deeds for property associated with Three Canyons Road.

With two exceptions, the road is part of a corridor that is 120 feet wide, formed by

the south seventy feet of sections 19, 20 West, 20 East, 21, 22 and 23 and 24, and

the north 50 feet of Sections 26, 27, 28 and 29.

As authorized by the CC&R's (section 15.8), in November 2002, the Board initiated action to obtain title to property associated with the roadway corridor. Ownership by the Association provides us with the right to enforce trespassing and to build/maintain the roadway, gates, drainage and other improvements.

To date, we have obtained over 85% of the properties. After reviewing the substantial efforts taken over many years to obtain the remaining property, I do not believe that we will obtain any additional property voluntarily. Therefore, I believe the next appropriate step is to take legal action to obtain the remaining deeds. And, I will ask the Board this evening to approve a motion to take legal action in order to obtain the remaining deeds.

Treasurers Report

Account Balances as of 9/30/08:

Regular / General:	\$209,758.67
Capital Savings:	\$68,944.18
Capital Checking:	\$2,549.92

Assessments Outstanding: (overseen & updated by Carl Bromund)

Current year: \$4,010.00

Over one year: \$9,141.70 (these members have been turned over to MHOA attorney for collections)

Gary Brock, Treasurer

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Committee Reports:

Gate Committee

A report was given by Chairman Tom Pickering. (See Attachments, page 5)

Road Committee

A report was given by Chairman Jim Dobis. (See Attachments, pages 5, and 6)

Master Design Committee (MDC)

A report was given by Chairman Jack Lang. (See Attachments, page 6)

Mail Committee

A report was given by Bob Schneider. (See Attachments, page 7)

Old Business:

A motion was made and seconded to commence legal action against the remaining members who have not signed over quit claim deeds. The motion was carried unanimously.

A motion was made and seconded to accept Ron Slyter to the Mail Committee. The motion carried unanimously.

A motion was made and seconded to accept Meg Rickard to the Mail Committee. The motion carried unanimously.

New Business:

A motion was made and seconded to amend the MDC guidelines as follows:

1. Change paragraph 16 from:

16. CONSTRUCTION DEPOSIT

A **construction deposit** is required prior to the start of construction on your new home. This deposit is made up of two parts, non-refundable and refundable. The refundable portion will be refunded upon successful completion and inspection/approval by the Master Design Committee. Owners **MUST**, in writing, notify the Master Design Committee upon completion of construction in order to schedule an inspection. The Master Design Committee will then inspect the property to ensure that no damage was caused during construction and that no violations of CC&R's exist. The deposit will be returned within 60 days, after successful completion of the Master Design Committee inspection. If any damage or violations are discovered during the inspection, the deposit will be held until the owner corrects the damage or violations. (See Fee Schedule)

To read:

16. CONSTRUCTION DEPOSIT

A **construction deposit** is required prior to the start of construction on your new home. This deposit is refundable. The deposit will be refunded upon successful completion and inspection/approval by the Master Design Committee. Owners **MUST**, in writing, notify the Master Design Committee upon completion of construction in order to schedule an inspection. The Master Design Committee will then inspect the property to ensure that no damage was caused during construction and that no violations of CC&R's exist. The deposit will be

returned within 60 days, after successful completion of the Master Design Committee inspection. If any damage or violations are discovered during the inspection, the deposit will be held until the owner corrects the damage or violations. (See Fee Schedule)

2. Change Fee Schedule from:

4. Construction Deposit \$2,000.00

(New Home Construction only)

\$1,000.00 being refundable upon successful completion and inspection / approval by the Master Design Committee.

To read:

4. Construction Deposit \$1,000.00

(New Home Construction only)

Deposit is refundable upon successful completion and inspection / approval by the Master Design Committee.

The motion to amend the MDC guidelines carried unanimously.

Call to Membership

No members requested the floor.

Adjournment:

A motion was made to adjourn. The motion was seconded, and was carried unanimously
The meeting was adjourned at 7:13 PM.

Submitted By: Greg Chouinard, Secretary

- [illegible]

Attachments:

GATE COMMITTEE REPORT OCTOBER 8, 2008

The gate committee requested bids for the installation of an electric gate to be located at the West end of 3 Canyons Rd. Of the four requested bids, 3 proposals were received with one being unacceptable because it did not include a complete maintenance agreement.

Both of the two remaining bids had cost within 5% of each other with Signal Gate of Tucson being the lowest. Signal Gate currently installs all the gates for Castle & Cooke, Inc. including the two currently installed gates at "The Oaks" off 3 Canyons Rd. Because of the completeness of their bid and their experience in coordinating the gate installation with the monument installation by Castle & Cooke, Inc., it is unanimously recommended that the board accept their proposal.

Castle & Cooke Inc. has indicated that their current plans call for the installation of the gate monument by the end of the 1st quarter of next year even thou their agreement with us would allow them until March, 2010. The Signal Gate proposal is valid until March 31, 2009.

The gate committee also reviewed an administrative proposal from A&D Professional Services, LLC, (the previous gate administrator) and unanimously recommend that it be accepted by the board. Copies of their proposal have been distributed to the board members.

Respectfully submitted by the gate committee.

Tom Pickering (Chairman)
Jim Dobis
Richard Frederici
Judy Slyter
Ron Slyter

Quarterly Meeting Road Report 8 October 2008

Mowing: The fall grass mowing along 3 Canyons Road has started and will be completed soon. The late monsoon has kept the bottom of the ditches wet. As the ditches dry out the mowing will be completed.

Road Patching: Light patching is presently under way and will continue as needed.

Culvert work: Almost a Ranch Road and Mellak Road have had culverts replaced. Concrete aprons placed at either end of the culverts have proved to be an effective erosion control tool. The concrete aprons have reduced or eliminated the silt build up in the culverts. We will continue to work on culverts as weather permits.

Drainage ditches: Work on the drainage ditches on the south side of 3 Canyons Road at the one mile area on the west end has started. The water flowing from the Workman project has

created a safety issue as well as an erosion problem. The rebuilt ditches will put the shoulder and the ditches back to their original location and condition.

Master Design Committee Report
8 October 2008

The Master Design Committee (MDC) received three applications this quarter. The three applications were approved.

The MDC proposes changes to the MDC Guidelines so all residents within 3 Canyons Ranch are treated equitably. These changes bring the fee schedule for 3 Canyons Ranch and the villages in line with each other.

The MDC has collected \$105.00 in administrative fees. The MDC had \$94.00 in administrative fees collected last quarter and not used. MDC expenses for this quarter were \$222.00 to update and expand the files for every property in 3 Canyons Ranch. Currently administrative expenses exceed collected fees by \$23.00. This shortfall will be corrected by the next Board meeting in January. The files are updated and complete for every section except Section 21 which will be completed by the next Board meeting.

Additionally the MDC has been assisting the Map Committee in updating the map files with the street addresses of the homes in 3 Canyons Ranch. Expenses for that project have been \$42.00. That should be completed by the next Board meeting.

The MDC welcomes the opportunity to assist the Association's members, our neighbors, to improve their property while complying with the Association CC&Rs.

Jack Lang
MDC Chairman

Mail Committee Report

RONDA CARRINGTON, MANAGER
CONSUMER AFFAIRS AND CLAIMS



June 30, 2008

Ms. Shay Saucedo
Office of Gabrielle Giffords
Congress of the United States
77 Calle Portal Ste. B160
Sierra Vista, AZ 85635-2981

Dear Ms. Saucedo:

This is in response to a letter from Congresswoman Gifford's constituent, Mr. Robert Schneider, who has concerns about his No-Fee Post Office Box in Hereford, AZ.

The Hereford Postmaster, Ms. Amy Marshall, is aware of the issue, which began several years ago when the Homeowner's Association promised they would install the cement pad and community mailboxes for the residents of the neighborhood. However, the mailboxes were never installed.

Every address in the United States is entitled to one free form of mail delivery. Currently, because there are no mailboxes, the residents are unable to receive delivery via a letter carrier. Therefore, the No-Fee Post Office Boxes are their only free form of delivery. If the residents were made to pay for a Post Office Box, then they would be denied free mail delivery. Thus, the delivery of their mail to the No Fee Post Office Boxes will continue for the foreseeable future.

The Homeowner's Association is aware of their responsibility. In the event the Hereford Post Office depletes their supply of No Fee Post Office Boxes, the issue will have to be revisited with the Homeowner's Association at that time.

Thank you for the opportunity to be of assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ronda Carrington".

Ronda Carrington, Manager
Consumer Affairs & Claims

Ref: CA38321860

P.O. Box 21828
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