

3 Canyons Ranch Master Homeowners' Association
Board of Directors Meeting Minutes
January 9, 2019
az3canyons.com

1. Call to Order. Meeting called to order at 5:30pm at the Palominas Fire Department Training Facility
2. Roll Call and Board of Directors (BoD) introductions

Directors present:

Sec 19	John MacLeod
Sec 20E	Marilyn Wardlow
Sec 20W	John Langholff
Sec 21	Richard Sontheimer (Vice President)
Sec 22	Cathy Chouinard
Sec 23	Mike Needham (Secretary)
Sec 24	Rich Frederici
Sec 26	Pam Hunter (President)
Sec 27	Jim Dobis
Sec 29	vacant

Directors absent:

Sec 28	Jerry Lametti
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3. Revision and/or Acceptance of Agenda

Agenda was accepted.

4. Revision and/or Acceptance of October 10, 2018 BoD Meeting Minutes

Minutes were accepted

- 5 President's Report

The Deer Ridge Homeowners Association (HOA) page on the 3 Canyons Master Homeowners' Association (MHOA) website (Villages tab) was established recently with that HOA's contact information and annual meeting minutes. There are no further issues with Deer Ridge HOA.

A new administrative contract with Statchel & Associates was signed last month by the President that took effect January 1, 2019. The MHOA will pay a flat fee monthly (\$2,500) that covers all of the admin duties for the MHOA that were previously itemized and paid by the hour. The new contract includes all assessment work, annual ballots, and all customer service activity for the MHOA via walk-in, email, and phone. Most

importantly, the contract provides for the MHOA's official place of business, which has not been in place for several years.

A new MHOA welcome letter is being written to go to all new members when their property transfer goes through. It will include links to MHOA board and committee contact info, request for member participation, and MHOA CC&Rs, bylaws, and rules. If anyone has input to the letter, email it to me by the end of next week.

6. Treasurer's Report - Donna Willard

TREASURER'S REPORT HOA Meeting January 9, 2019

- a. Income YTD: \$185,009.00
- b. Expenses YTD: \$84,927.00
- c. Balance for Checking Account Dec. 2018: \$91,286.00
- d. Balance for Savings Account Dec 2018: \$40,955.00
- e. Balance for Road Account Dec. 2018: \$54,077.00
- f. Balance for Const. Deposit Account Dec 2018: \$3,000.00
- g. Any Questions???

Notes From Treasurer

- 1. Michele has collected delinquent Assessments, Late Fees and Interest from 2016-2017, 2017-2018, 2018-2019 from several members requiring litigation processes, with high \$ amounts.
- 2. Along with these delinquent amounts, Michele also collected \$15,015.00 in recovered legal expenses.
- 3. The Attorney expenses are \$9,199.00 over budget for this fiscal year. The reason for this is that I did not budget for the litigation process of collecting the delinquent assessments. Michele is processing these 5 at a time, starting with the oldest/highest amounts owed
- 4. The expense line item for Attorney litigation is over budget by \$12,628.00. The recovered legal expenses cover all of this expense plus \$2387.00.
- 5. Treasurer transferred the Late assessments for 16-17 & 17-18, Late Fees and Interest to the Contingency Savings Account.
- 6. Any Questions?

7. Committee Reports

Master Design Committee (MDC) - Marilyn Wardlaw

The Notice of Violation (NOV) reported at the October 10, 2018 meeting concerning horses on a four-acre parcel has been resolved. The owner removed the horses and fencing within the 30-day period.

The MDC did not have a physical meeting in December and only one project came up that required a vote. This was done via email with the MDC members.

At the January 2019 meeting one house was signed off on, another the footers inspected ,and we just approved another construction.

Road - Jim Dobis

3 Canyons HOA Road Committee Report for 9 January 2019

Continue to place AB at worn road edge locations

Continue to remove brush and cut weeds where mower does not have access

Realigned reflector posts and sign posts entire 3 Canyons Road

Scheduled drainage ditch repair near West Gate

Gate - Richard Sontheimer

It was noted that the call box at the gates can only be used to call local phone numbers when trying to gain access authorization by owners. Some owners do not have local phone numbers so they could not be contacted from the call box. The phone company was contacted about getting long distance service and they offered a couple of different plans with the most cost effective being a 7cent per minute plan.

Motion was made and seconded to change the phone lines at both gates to allow long distance calls at a rate of 7 cents per minute and an initial service (setup) charge not to exceed \$50 per gate. Motion passed 9-0.

Governing Documents - Marilyn Wardlow. No report

Maps - No report.

New Business

8. a. Election of board member for vacant seat

There is one vacant BoD position for Section 29. The Association By Laws allow the BoD, when vacancies exist, to elect a successor director or directors to hold office until the next election of directors. Two 3 Canyons members expressed their desire to serve on the BoD, Khris Ondrejcek from Section 27 and Will Platt (present at the meeting) from Section 20E. The BoD thanks both members for their willingness to volunteer their service to the 3 Canyons community. The vote was taken and Ms. Ondrejcek received five votes and Mr. Platt received four.

8. b. Planning ahead for names on 2019 election ballot.

Sections 19, 21, 23, 27, and 29 BoD positions will be elected this year. In planning ahead for board names on the 2019 ballot of who will run for re-election the following current BoD members John MacLeod (Section 19), Richard Sontheimer (Section 21), Mike Needham (Section 23), and Jim Dobis (Section 27), said they want

their names on the ballot. A request to the membership to volunteer to run for the board seats up for election (odd numbered sections) will be sent out via email and posted on the website. If you want to serve please submit your name to your current BoD representative and/or to the BoD President, Pam Hunter, before the BoD April meeting. Contact information can be found on the 3 Canyons web site.

8. c. Gate Security Committee

We still are experiencing non-3 Canyons members driving on 3 Canyons Road. These drivers are illegally using our road and are a possible liability to our Association. Jim Dobis briefly discussed re-energizing the former security committee in order to conduct research for possibly posting video camera at both Three Canyons gates. He stated that new board member Khris Ondrejcek has experience in this area and wants to join that effort.

8. d. La Pradera Update

The President reported the owners of La Pradera (in Section 21) have placed the 26 lots of the village up for sale. The one house in La Pradera recently sold. Michele at Statchel & Associates met with the owners last week and provided them with a list of the required things needed to be done per its 2006 CC&Rs in conjunction with selling the lots. This includes establishing a new HOA and updating recorded lot deeds to allow for La Pradera's roads/common area.

8. e. Status of Parcel 104-01-092B

The President reported this 8-acre Section 24 parcel is now officially owned by the 3 Canyons MHOA after a public auction with no other bids except the MHOA's bid of \$7,100 which is all owed assessments and legal fees. Pending receipt of the sale certificate and deed, the MHOA must pay the back taxes of approximately \$7,000. The board will discuss in the future the best way ahead for acquiring what the MHOA needs to be whole for this lot.

9. Call to Membership

No comments/concerns

10. Adjournment

Motion was made and seconded to adjourn the meeting. Approved by unanimous vote. Meeting adjourned at 6:52 pm.

3 Canyons web site: az3canyons.com

(Agenda Item 5. Treasurer's Report)

3 Canyons Ranch 2018 - 2019 Budget

Prior Month Balance		\$94,146.00		End of Month Balance \$91,394
	31 Dec, 2018	Year to Date	Budget	Remaining Budget
Income Total	\$16,196	\$85,009	\$188,056	\$3,047
2018-2019 Assessments	720	153,566	\$164,475	\$10,909
2017-2018 Assessments	720	4,028	\$11,613	\$7,585
2016-2017 Assessments	360	1,665	\$3,618	\$1,953
Late Fees	180	1,369	\$1,100	(\$269)
Interest	466	779	\$400	(\$379)
Gate	135	1,098	\$450	(\$648)
MDC	0	2,003	\$200	(\$1,803)
Road Maintenance	0	40	0	(40)
Transfer Fees	0	2,500	\$4,000	\$1,500
Recovered Legal Expenses	12,615	15,215	\$200	(\$15,015)
Recovered Admin. Expenses	0	746	\$0	(\$746)
Construction Deposits	1,000	2,000	\$2,000	\$0
Expenses Total	18,948	84,927	\$193,824	\$108,897
Admin	1,022	1,022	\$8,070	\$7,048
Board	0	869	\$2,000	\$1,131
MDC	0	0	\$200	\$200
Gate	22	326	\$3,300	\$2,974
Road	0	0	\$100	\$100
Documents	0	0	\$100	\$100
Map	0	0	\$100	\$100
Website Maint	0	83	\$70	(\$13)
Construction Deposits Refund	1,000	1,000	\$2,200	\$1,200
Accounting	195	1,380	\$2,360	\$980
Attorney	14,535	43,199	\$34,000	(\$9,199)
Litigation	6,666	16,628	\$4,000	(\$12,628)
Professional Services	7,760	9,173	\$10,000	\$827
Administration	109	17,398	\$20,000	\$2,602
Insurance	0	0	\$5,644	\$5,644
Board	0	0	\$1,859	\$1,859
Property	0	0	\$3,785	\$3,785
Taxes	0	65	\$100	\$35
Gate	1,270	6,335	\$42,500	\$36,165
Warranty	640	3,840	\$8,000	\$4,160
Utilities	207	1,165	\$2,000	\$835
Landscape & Lighting	0	320	\$2,500	\$2,180
Maintenance	423	885	\$9,000	\$8,115
Repair	0	125	\$5,000	\$4,875
Security	0	0	\$16,000	\$16,000
Road	200	16,662	\$52,556	\$35,894
Maintenance	200	1,748	\$3,000	\$1,252
Mowing	0	7,790	\$10,000	\$2,210
Weed Control	0	480	\$6,000	\$5,520
Drainage	0	6,644	\$30,556	\$23,912
Fence	0	0	\$3,000	\$3,000
Contingency- Savings	0	0	\$20,000	\$40,953
Road Savings Account	0	0	\$28,594	\$54,075
Const. Deposit Savings	1,000	1,000	\$2,400	\$3,000