

THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
July 27, 2021

1. CALL TO ORDER

Meeting called to order at 5:34 p.m. at the Palominas Fire Department Training Center, 9222 S Kings Ranch Road, Hereford, AZ.

2. ROLL CALL/INTRODUCTIONS

Present	Section	Absent	Section
Marilyn Wardlow - VP	20E		
Lynn Mattingly	20W		
Rick Sontheimer - President	21		
Mike Needham	23		
Chris Truka	29*		
Sarah Bradberry	27		
Will Platt	28*		

3. REVISION AND/OR ACCEPTANCE OF AGENDA

Revision: Add item D, Discussion of management proposals, under new business.

Motion to accept agenda, seconded, and approved by majority.

4. REVISION AND/OR ACCEPTANCE OF JULY 10, 2021, QUARTERLY MEETING MINUTES

Acceptance of the regular BOD meeting minutes held on July 10, 2021, will be voted on at the next regularly scheduled BOD meeting on October 13, 2021.

5. CALL TO MEMBERSHIP

None

6. PRESIDENT'S REPORT

N/A

7. TREASURER'S REPORT

N/A

8. COMMITTEE REPORTS

N/A

9. NEW BUSINESS

- a. Cadden Community Management: Bulk of communities managed are in Tucson area, 6 communities in Sierra Vista. Offer two contracts, Financial Contract (\$350.00/month) or Full Service Contract (\$2,790.00/month). Sierra Vista office manned two days per week (Tuesday and Thursday) for 2 hours at a time. Legal is not included as a part of either contract. Can provide a listing of HOA attorneys.
- b. Platinum Management: Familiar with horse properties and large properties. Currently manages Wild Horse and Kings Ranch developments. Offers Financial Contract (sliding scale billing) or Full Service Contract (\$3,348.00/month). All employees are certified community managers. Legal is not included as a part of either contract.
- c. Bradley Properties: Has an office in Sierra Vista with a dedicated line for HOA phone calls. State of the art HOA management software. Legal is not included as a part of either contract.
- d. Board discussion on management proposals:
Discussed referrals from each management company.
Many management companies deal with "city" lots, not larger lots. Discussed starting with financial contract to start, only add full service if needed.
Motion made to remove Bradley Properties from consideration. Motion seconded and passed with majority vote.
Motion made to focus on financial contract only. Motion seconded and passed with majority vote.
Each Board member asked to review hard copy proposals and make a recommendation to the President by Friday, July 30, 2021, by 6:00 p.m. Motion was made, seconded, and approved by majority.
Stachel & Associates remains on retainer until August 6, 2021. Donna sent a list of items that ask Stachel's to prepare to return prior to August 6, 2021.

10. CALL TO MEMBERSHIP

Rick Sontheimer addressed the Board concerning allegations made by Pam Hunter in an email sent to all Board members.

Marilyn Wardlow addressed the Board concerning allegations made by Pam Hunter in an email sent to all Board members.

Donna Willard addressed the Board concerning allegations made by Pam Hunter in an email sent to all Board members.

11. ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

GLOSSARY OF TERMS / SYMBOLS

Term/Symbol	Meaning
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*	At large
AB	Gravel used on edge of road to prevent road edge wear
CC&Rs	Covenants, conditions, and restrictions
HOA	Homeowners Association
P	President
S	Secretary
T	Treasurer
VP	Vice President