

3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
Minutes BOD Meeting 2025 Oct 15

1. CALL TO ORDER

By: Lynn Mattingly, President Where: Palominas Fire District Training Center Date: 2025 Oct 15 Time: 1730

2. BOARD QUORUM/INTRODUCTIONS

Section	Representative	Directors Present	Directors Absent
19	Jill Watermann	+	
20E	Will Platt	+	
20W	Lynn Mattingly (P)	+	
21	Philip Isaacson	+	
22	Mike Jones	+	
23	Mike Needham	+	
24	Ben Tyler (VP)	+	
26	JoAnne Ehasz	+	
27	Jack Bender		+
28	Stacy Smith (S)	+	
29	Dean Frazeur	Left @1830	

P-President. VP-Vice President. S-Secretary

3. MEETING GROUND RULES

- a. An Open Call to Members & Member feedback prior to board vote is limited to 3-minutes per topic.
- b. Per the latest Arizona Revised Statutes, board discussion & actions are limited to the published agenda.

4. OPEN CALL TO MEMBERS: Comments from members – note that board action is prohibited by the ARS.

- a. -Member question re: gate function addressed under Gate Report
- b. -Member question re: Updating CCR's to protect land values
- c. -Member question re: Road maintenance. CCR's allow member dues to be used only for common road use to maintain Three Canyons Road. Villages have separate membership dues to maintain their roads. Areas outside of the Villages can enter into a

road maintenance agreement with Cochise County or with neighbors. HOA website contains information on how to establish a "Road Maintenance District".

5. **PRESIDENT'S REPORT:** Lynn Mattingly- attached to minutes below

6. **TREASURER'S REPORT:** Anne Thompson - attached to minutes below

7. **COMMITTEE REPORTS:** attached to minutes below

a. **Master Design Committee (MDC):** Lynn Mattingly

b. **Road Committee:** Lynn Mattingly

c. **Gate Committee:** Joyce Bender

d. **Traffic Control Committee:** Jill Waterman. The BOD thanks Ms. Waterman for her volunteer time on the Traffic Control Committee. Ben Tyler will take over as Chairman and Jill will assist in the transition. Ben Tyler presented traffic calming options, discussed in attached committee reports and BOD Action Items.

e. **Maps:** Donna Willard

f. **Website:** June Sengmany

g. **Governing Documents:** Lynn Mattingly. See Board Action Items (h)

8. ONGOING BUSINESS

a. **FUTURE CONSIDERATION-** Briefly discussed. On Hold for future meeting.

i. Treasuries/T-Bills vs CD's:

1. CPA: State but NOT Fed tax exempt

2. Per Ed Jones' Gina Lane: purchased below par, paid out at par w/ accrued interest

3. Rates not always less than CD's

4. Mike Jones provided additional information.

5. State tax paid last FY is \$762.00

9. BOARD ACTION ITEMS

a. **Appoint MDC Chair** due to Will Platt's resignation. The BOD on behalf of the entire HOA wishes to thank Mr. Platt for his dedication and many volunteer hours as MDC Chairman. Mr. Platt has agreed to assist the new MDC Chair as needed during the transition. Per ARS 33-1817, the MDC chair must be a member of the Board of Directors. **Ben Tyler was elected as MDC chair: unanimous vote.**

b. **Written communication:** All critical information, electronic or otherwise should be retained per current ARS requirements

- c. **Fractional Properties:** Association Rule 11, currently void to read: **Governing document restrictions to be applied in accordance with the 3 Canyons Ranch assessed parcel acreage. Passed: 1 vote against.**
- d. **Disclosure of “Transfer of Ownership” of property rule** (See Association Rule 20). **Association Rule #20 voided: Passed by unanimous Vote.**
- e. **Guidelines for HOA member gate access:** guidelines for member cards v codes (JoAnne Ehasz). **Action deferred until next meeting**
- f. **Revised 3CR Road Guideline engineering** – increased asphalt thickness to 3” for both road & driveways; increased concrete thickness to 5 ½” for both, clarified thickened edge details & keynotes. **Passed: unanimous vote.** Guidelines will be updated.
- g. **Compliance Monitoring by Agave:** discussed approval of proposed contract \$3600/yr. The primary role of the HOA is to manage, maintain, and enforce the community’s shared property, governing documents and rules to preserve property values, community appearance and neighborhood harmony (A.R.S Title 33). There was much discussion about this issue regarding the benefit of an outside organization to assist (less personal, objective, does not change standard HOA practices) vs. concerns for “policing” and the effect on neighbor relationships and property values. No consensus was reached. **Not approved.**
- h. **Governing Documents:** Bylaws update - A proposed bylaws amendment created by our attorney was presented with the intent to match current practices and updated state requirements. The board concluded that clearer verbiage was needed so a committee of directors consisting of Will Platt, Mike Jones, JoAnne Ehasz & Stacy Smith were tasked with providing proposed revisions. Revisions will be sent to the attorney for an updated cost for legal review, the current allocation of \$1,500 has been exhausted. **Proposed changes not approved by vote, tabled until the 21-Jan BOD meeting.**
- i. **3CR Master Design Guidelines:** Proposal to allow a change such that a building permit, when required, can be supplied as a deferred submittal prior to the first onsite inspection. The reason for proposal is to get MDC approval PRIOR to obtaining a county permit, to help limit costs to potential new homeowners. **Passed: unanimous vote.** Guidelines will be updated.
- j. **Traffic control:** Ben Tyler presented an option for the BOD to consider addressing excessive speeding on Three Canyons Road: Radar Speed Signs. This will alert drivers to their speed and encourage voluntary adherence to the posted speed limits. Excessive speeding has been a persistent problem on Three Canyons Rd. The BOD has considered multiple solutions including speed bumps, speed humps,

arrangements with Cochise Co Sheriff's Office (CCSO). Concerns for delay in emergency response, and increased costs of road maintenance have precluded a solution thus far. The BOD will consider the costs of this option at an upcoming meeting. Mike Jones suggested the BOD consider "traffic choking" which creates a small concrete curb where traffic direction is slightly diverted from a straight line to reduce speeding. He has experience with this in Phoenix and felt this worked well.

10. VARIANCE REQUESTS

01-058J Meckling (Acreage)

- This lot had a decrease in acreage from the original 8 acres to 7.43 due to the quit claim of north lot frontage to the HOA for the 3C Road easement.
 - The quit claim is a requirement of the CCR's when requested by the association for along 3C Road both sides.
 - This situation potentially applies to all lots fronting on 3C Road due to the quit claim of property to the association.
- Member is looking for a variance to be considered as an 8.0 acre parcel again.
- Previous variance history has allowed an adjustment in assessed acreage with its related costs, benefits & restrictions, even without the quit-claim consideration.
- Approval requires a $\frac{3}{4}$ BOD vote per CCR 4.3.9. **Approved: Unanimous Vote**

01-314E Positive View (Setbacks)

- Member is requesting 100' setbacks on East & South sides due to site drainage issues.
- CCR 4.3.4 (a) requires this size lot (24 ac) to have 175' setbacks.
- CCR 4.2.14 disallows any obstructions to drainage.
- CCR 4.3.9 allows reasonable variances to setbacks by a $\frac{3}{4}$ BOD vote.
- CCR 4.6 allows a variance if not having a substantial adverse effect on Owners & Occupants. **Approved: Unanimous Vote**

11. CALL TO MEMBERSHIP

ADJOURNMENT: 1935

Stacy Smith, Secretary

Minutes approved by: Lynn Mattingly, President and Ben Tyler, Vice President

Next BOD Meeting: 2026 Jan 21, Palominas Fire Station