

**3 Canyons Ranch Master Homeowners Association (HOA)
Board of Directors (BOD) Special Meeting
September 21, 2006**

Board Members Present:

Gary Brock, Don Penny, Lois Bloom, Pat Kirk, Greg Chouinard, Ron Slyter, Rich Frederici, Frank Diaz, Carl Bromund, Richard Dirks

Call to Order

The meeting was called to order at 5:31 PM.

Acceptance of Agenda

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

Acceptance of July 22, 2006 Minutes

A motion was made and seconded to approve the minutes from the Board of Directors (BOD) meeting of July 22, 2006. The motion to approve the minutes was carried unanimously.

Call to Membership

No members requested the floor.

Old Business:

Capital Assessment for Vista Del Oro (VDO) and Wild Horse I.

A motion was made by Vice President, Richard Dirks to:

- 1) Move that 3 Canyons Master Homeowners Association Board of Directors continue the 1999 agreement regarding capital assessments for Wild Horse I, lots 1 thru 77 and VDO.
- 2) Withdraw the billing for capital assessments sent to Wild Horse I and VDO residents in 2006.
- 3) Refund any capital assessments paid by Wild Horse I and VDO residents within the next 30 days.

The motion was seconded and carried by a vote of 8 for, 2 opposed.

New Business:

Calendar for Board Meetings This Year.

A motion was made to establish quarterly Board of Directors (BOD) meeting schedule at 5:30 PM, on the following dates:

October 11, 2006

January 10, 2007

April 11, 2007

June 13, 2007

The motion was seconded and carried unanimously.

A motion was made to establish the date of the annual meeting as July 14, 2007.

The motion was seconded and carried unanimously.

Special Announcement from Ron Slyter.

Board member Ron Slyter announced the passing of Donna Willard's husband. He said Donna has been an active member of our association for many years and it would be nice to send an arrangement to the funeral services. A motion was made and seconded to send flowers to Mr. Willard's funeral services. The motion passed unanimously.

Funeral services for Mr. Willard will be held 12:00 PM, Wednesday, September 27, 2006 at Jensen Mortuary.

Call to Membership

A member living in section 28 stated that he had a process server at his door who wanted him to pay assessments for property he didn't own, apparently due to an incorrect records problem. President, Carl Bromund said this should be less likely to happen in the future due to improved record keeping and plans to have all the records updated by January.

Another member asked, aren't we paying a management company to update our records? The Board responded that records keeping by the management company could be better and a goal for this year is to get the management company under better control. The member also said that she hoped the board will look into another management company. President, Carl Bromund said the contract with the current management company expires March, 2007 and we will see if they improve over the next 6 months.

Member Jerry Chouinard said some of the new signage on 3 Canyons Road had been damaged due to vandalism. He also said a car traveling on 3 Canyons Road had been shot at with a BB gun. Ron Slyter said he was aware of this and planned to look into it.

Member Pat Kirk asked about an issue concerning his La Marquesa subdivision and Silver Concho Road that is shared with neighboring communities. The board replied that this fell under new business and was not on the agenda. Mr. Kirk requested that this issue be added to the October 11 agenda.

Board member Don Penny said he had gone through all of his 3 Canyons paperwork and couldn't find any information on the bylaws. President, Carl Bromund said that information is available on the 3 Canyons website but since Mr. Penny doesn't have email access he would get him a printed copy. Board member Lois Bloom had a copy of the bylaws on hand and gave it to Mr. Penny.

Mr. Penny also asked if there was a provision for board member alternates as he would not be able to attend all of the Board of Directors (BOD) Meetings. President, Carl Bromund replied that there is no provision for board member alternates.

Adjournment:

A motion was made to adjourn. The motion was seconded and carried unanimously. The meeting was adjourned at 6:17 PM.