

**3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES– JULY 18, 2026**

1. CALL TO ORDER

By: Lynn Mattingly, President Where: Palominas Fire District Training Center Date: 2026 18 July Time: 0947
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2. BOARD QUORUM/INTRODUCTIONS

Section	Representative	Directors Present	Directors Absent
19	Jill Watermann		x
20E	Will Platt	x	
20W	Lynn Mattingly (P)	x	
21	Philip Isaacson	x	
22	Mike Jones	x	
23	Mike Needham	x	
24	Sorrel Cooper		x
26	JoAnne Ehasz	x	
27	Jack Bender	x	
28	Ben Tyler	x	
29	Dean Frazeur	x	

P-President. VP-Vice President. S-Secretary. ARS-Arizona Revised Statutes

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 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.

5. PRESIDENT'S REPORT & COMMITTEE REPORTS: ATTACHED TO FINAL MINUTES

6. BOARD ACTION ITEMS

- a. **Section 28 Director appointment by the BOD: Ben Tyler was appointed as Section 28 Rep**

b. Board's Election of Officers for 2026-2027

- i. President: Lynn Mattingly (unanimous vote)**
- ii. Vice President: Ben Tyler (unanimous vote)**
- iii. Treasurer: Anne Thompson (unanimous vote)**
- iv. Secretary: Sorrel Cooper (unanimous vote)**

c. Committee Chairs & Volunteers (Committee Chairs elected unanimously)

- i. Webmaster: June Sengmany**
- ii. Maps: JoAnne Ehsaz**
- iii. Master Design Committee: Ben Tyler & all other current members will remain on the committee**
- iv. Roads: Lynn Mattingly, Co-Chairman JoAnne Ehsaz**
- v. Traffic Ben Tyler, Co-Chairman Jill Watermann**
- vi. Gates: Joyce Bender, Co-Chairman Rick Sontheimer**
- vii. Governing Documents: Lynn Mattingly & Mike Jones**

d. Future Meeting Dates: (unanimous vote)

- i. Directors: October 21, January 20, April 21, July 17.**
- ii. Members: July 17**

e. Liberty Water Access Easement Request

- i. Refer to 1st sentence of CCR 15.8**
- ii. Also 'Gate Relocation' doc with Castle & Cooke, paras 5, 7 & 11.**

Discussion: This is not a construction easement: this is an access easement. Mike Jones noted that the utility requires written agreement for enforcement.

BOD ACTION: Passed (One director voted no)

f. Traffic Control Calming Structures: Approach side of each gate?

Discussion points: Rumble strips, speed humps, pipe bollards, cushions.

BOD acknowledges the need for speed control to protect HOA members and allow timely EMS access for emergencies. To be discussed at future meeting after cost estimates of options completed, assigned to Director Platt.

7. VARIANCE REQUESTS: Browy, 27-051D, 8484 S. Coyote Song Lane – Request for a fence on the property boundary of a 4 ac parcel. (Requires $\frac{3}{4}$ BOD approval)

BOD ACTION: PASSED, unanimous vote, Will Platt abstaining.

Variance granted subject to a survey, match existing fencing & not block existing easement(s).

8. OPEN CALL TO MEMBERS

- **Will Bylaws amendment be revisited?**
- **Could Bylaws amendment be revisited so that members could vote on individual components, rather than the inclusive document?**

9. FUTURE CONSIDERATION

- a. **Gate Guidelines – streamline & simplify? (Joyce Bender & Lynn Mattingly)**

10. ADJOURNMENT: 1101 by Lynn Mattingly, President

Stacy Smith, Secretary

Date: July 21, 2026

Committee Reports:

President's Report (Lynn Mattingly)

- Coordination with treasurer Anne Thompson & Agave Management is a constant & going smoothly.
- Membership list updates continue to go well.
- End of year financial documents were provided to the CPA for filing taxes & the year end compilation.
- Much effort was spent on the two east gate damage issues but appears that full compensation will be received; the county attorney will be filing criminal damage charges on the June 2nd hit-and-run.
- Thanks to our many volunteers, without whom we'd be hurting & spending more member funds. It's work, it's an obligation, there's little acknowledgement of your efforts but know you're very much appreciated.
 - Special thanks to Stacy Smith who is handing off her director & secretary batons, she has been key to keeping us properly aligned & pointed in the right direction.

Road Committee Report (Lynn Mattingly & JoAnne Ehasz)

- 8 missing road delineators and 4 new driveway delineators were installed.
- 5 missing stop signs were installed at roads off 3 Canyons Road.
- Eradicating ant colonies undermining the road edge is a constant challenge.
- Brush mowing was recently completed from Palominas Road to Vista Del Oro to prepare for monsoon growth.
- The contractor completed the west mile chip sealing project under budget, the reflectors on each side of the west gates are on temporary hold pending a decision on traffic calming structures.
- Final paving / road surface for the S. Viewpoint Drive Road curb cut is pending.
- Right-of-way mowing will be scheduled as needed, dependent on soggy roadside conditions.
- No additional curb cuts are pending; entry monument cleanup is on autopilot.

Governing Documents Committee Report (Lynn Mattingly & Mike Jones)

- No actions this quarter, a by-laws update may be needed depending upon the amendment vote outcome.

TREASURER'S Quarterly Report April 1, 2026-June 30, 2026 (Anne Thompson)

Total income YTD: \$228,921.19

Total expenses YTD: \$218,978.93

Difference between income and expenses: \$9,942.26

Bank balances:

Operating account: \$79,110.17

Road fund account: \$246.84

Edward Jones: \$749,450.33

Gate Committee Report (Joyce Bender)

What a past quarter this has been!

The East gate leaving the development was hit and major damage was done. Repairs included new a new fabricated and painted gate, latches, and repairs to the gate box as was needed.

Before those repairs were completed, the East gate incoming side was hit and the gate box destroyed.

Both repairs have been completed and the gate appears to be working well. The insurance companies of the individuals who caused the damage are making the necessary payments. Although it took longer to identify the responsible party for the second incident, it has been taken care of.

Preparations are been made to assist in the change over of gate warranty companies to enable a smooth transition. A change was decided for financial savings benefiting the HOA.

At this point in time, both gates are operating well. The existing phone lines have been able to handle the uploading and downloading of information in a consistent manner.

MDC Report (Ben Tyler)

July 14th 2026

1 Expanded community mailbox for Covey Run approved.

1 small dog run enclosure approved

2 Pony-walls approved

1 Project not approved by MDC 051-D Range fencing for dogleg property section. Violates CCR 4.3.4(b) 100FT setback for fences on less than 8 acres homes owner has requested BOD variance to this setback, unsure of requested setback. *Variance has been approved by the BOD*

MDC Report, cont'd (Ben Tyler)

June 9th2026

2 New home construction projects approved

1 Perimeter fence approved

1 well equipment sun/view screen

May12th2026

1 Inground pool with fence approved

1 Driveway paving project approved

2 Carports approved

1 Shed approved

Traffic Control Report (Ben Tyler)

1. All cameras and NVRs are functional at the East and West Gate
2. The cameras have been instrumental in identifying individuals who have caused vehicular damage to the East entrance and exit gate this year.
3. Testing of the radar speed sign will continue once time allows, it appears the majority of existing speed limit signs in the neighborhood are too far from the roadway to have the radar sign function properly.
4. Traffic control will work with Roads to get the new reflector/rumble strips in place at the West and East gates. After the trailer impact recently, it is evident more physical notice needs to be given to drivers approaching the gates (especially the east gate).