

Three Canyons Ranch Master Homeowners' Association (MHOA)
Board Meeting Minutes
July 16, 2016

1. Call to Order. Meeting called to order at 9:44am

Board Members present:

John MacLeod - Sec. 19
Marilyn Wardlaw - Sec 20E
Richard Sontheimer - Sec. 21 (President)
Cathy Chouinard - Sec. 22
Mike Needham - Sec. 23 (Secretary)
Rich Frederici - Sec. 24

Board Members absent:

John Langholff - Sec 20W (Vice President)
Bob Gilbert - Sec 26
Jim Dobis - Sec. 27
Evans Guidroz - Sec 28

2. Introductions and Review of Ground Rules

The President provided a brief review of the meeting ground rules.

3. Revision and/or Acceptance of Agenda

Agenda was accepted

4. Revision and/or Acceptance of June 8, 2016 Meeting Minutes

Minutes were accepted without revision.

5. Call to Membership

Member inquired about the brush clearing/weed cutting on 3 Canyons Road. See the Road committee report.

6. Treasurer's Report - Donna Willard

3 Canyons Ranch MHOA 2015- 2016 Budget report as of June 30 is included at the end of the minutes.

7. Committee Reports

Master Design Committee (MDC) - Marilyn Wardlaw

1. By vote of 7 for and 2 against the MDC eliminated the \$35 fee for general projects. The \$200 fee plus \$1,000 security deposits remain for new constructions of a house, guest house, or addition to an existing home.

2. MDC meetings will now be held on Tuesdays since the meeting location, Ricardo's Restaurant, is now closed on Mondays. The web site will be updated.

Road - Rich Frederici

3 Canyons HOA Road Report for July 16, 2016

Initiated:

Brush, stump, and tree removal along 3 Canyons Road. Grass mowing and mulching tree limbs along 3 Canyons Road.

In response to the member's inquiry about additional brush clearing The individual contracted to do the clearing and cutting had a family emergency and had to stop work. He has since returned and will be completing the job to remove the cut branches and stumps.

Installed:

No Hunting and No Trespassing signs at intersecting roads.

Updated mile marker signs.

Erosion control headwall at Keystone and 3 Canyons Road.

Concrete curb at Rio Santiago and 3 Canyons Road.

Repaired/Replaced: Calle Cielo Grande north road apron and culvert damaged by motor vehicle accident on 11/25/2015. Cost was reimbursed by owners' insurance company.

Replaced 250 feet of fence on north equestrian easement in section 20E.

Repaired fence and placed No Trespassing signs in 4 locations due to vandalism. Four reports to Cochise County Sheriff's office generated.

Upcoming 2016 - 2017 Projects:

Continue to clear Right of Way (ROW) of stumps and brush.

Continue to place stone in drainage ditches to prevent erosion.

Gate - Rich Frederici

Completed repairs during the year on the gates as reported at previous board meetings. Members are asked to not piggy-back with other vehicles in front of you when entering and exiting the gates. Gates are timed to open and close to safely allow one vehicle through.

Governing Documents - John Langholff (absent) No report

Maps - John Langholff (absent) No report

8. Legal Action Update - President

The legal issue, first reported in the October 14, 2015 minutes, was resolved in favor of the Association. The plaintiff (a member of 3 Canyons MHOA) was ordered to pay all costs.

New Business

9. Election of Board Officers

President - Motion made and seconded to appoint Richard Sontheimer. Approved unanimously.

Vice President - Motion made and seconded to appoint John Langholff. Approved unanimously.

Secretary - Motion made and seconded to appoint Mike Needham. Approved unanimously.

Treasurer - Motion made and seconded to appoint Donna Willard. Approved unanimously.

Assistant Treasurer - Motion made and seconded to appoint Jim Dobis. Approved unanimously.

10. Formation of Committees

a. Master Design Committee (MDC):

Sec. 19 John MacLeod

Sec. 20E Marilyn Wardlow

Sec. 20E Virginia Stiles

Sec. 20W Gerry Rovner

Sec. 22 Cathy Chouinard

Sec. 23 Craig Gundy

Sec. 26 Stephen Burr

Sec. 27 Pam Hunter

Approved unanimously

b. Road Committee:

Jim Dobis, Rich Frederici, and Bob Gilbert.

Approved unanimously.

c. Gate Committee

Rich Frederici, Jim Dobis, and Gate Administrator - Tom Pickering

Approved unanimously

d. Governing Documents

John Langholff

Approved unanimously

e. Map

John Langholff

Approved unanimously

f. Web Master
Tom Gleason

Approved unanimously

11. Dates for Future Meetings

The following dates are set for future Board meetings:

October 12, 2016

January 11, 2017

April 12, 2017

June 14, 2017

July 15, 2017 (after Annual Membership Meeting)

Annual Membership Meeting is set for July 15, 2017

The regular Board meetings and the 2017 Annual Membership meeting will be held at the La Purisima Retreat Center, Hereford. This is the location the Board has been meeting for several years.

12. Call to Membership

No comments

13 Adjournment

Motion was made and seconded to adjourn the meeting. Approved by unanimous vote.
Meeting adjourned at 10:45am.

(Agenda Item 6. Treasurer's Report)

3 Canyons Ranch MHOA June 2016 Budget Report

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Bank Balance end of prior month	\$6,536.00	Bank Balance			\$0.00
	June 30, 2016	Year-to-Date	2015-2016 Budget	Budget Remaining	
Income Total	\$441	\$201,866	\$173,198	-\$28,668	
2015-2016 Assessments	\$225	\$161,765	\$161,198	-\$567	
2014-2015 Assessments	\$0	\$1,837	\$0	-\$1,837	
2013-2014 Assessments	\$0	\$112	\$0	-\$112	
Late Fees	\$44	\$3,390	\$12,000	\$8,610	
Interest	\$112	\$1,443	\$0	-\$1,443	
NSF Fee	\$25	\$25	\$0	-\$25	
Ins. Reimb. For Road Damage	\$0	\$7,360	\$0	-\$7,360	
Gate	\$0	\$990	\$0	-\$990	
MDC	\$35	\$655	\$0	-\$655	
Refundable Const. Deposit	\$0	\$1,000	\$0	-\$1,000	
Bank Service Fee Reversal	\$0	\$95	\$0	-\$95	
Transfer Fees	\$0	\$15,800	\$0	-\$15,800	
Recovered Legal Expenses	\$0	\$4,276	\$0	-\$4,276	
Recovered Admin. Expenses	\$0	\$3,118	\$0	-\$3,118	
Expenses Total	\$6,977	\$154,500	\$159,300	\$4,800	
Admin	\$262	\$5,033	\$8,400	\$3,367	
Board	\$12	\$1,165	\$4,500	\$3,335	
MDC	\$0	\$111	\$200	\$89	
Gate	\$250	\$2,641	\$3,200	\$559	
Road	\$0	\$6	\$100	\$94	
Documents	\$0	\$0	\$100	\$100	
Map	\$0	\$0	\$100	\$100	
Website Maint	\$0	\$90	\$200	\$110	
Asses. O/P & Const. Dep. Ref.	\$0	\$1,020	\$0	(\$1,020)	
Accounting	\$120	\$2,799	\$2,500	(\$299)	
Attorney	\$2,000	\$46,603	\$43,000	(\$3,603)	
Litigation	\$0	\$275	\$4,000	\$3,725	
Professional Services	\$0	\$25,264	\$5,000	(\$20,264)	
Administration	\$0	\$17,509	\$23,000	\$5,491	
Records Maintenance	\$2,000	\$3,555	\$11,000	\$7,445	
Insurance	\$0	\$4,271	\$4,400	\$129	
Board	\$0	\$1,500	\$1,600	\$100	
Road/Umbrella	\$0	\$2,771	\$2,800	\$29	
Taxes	\$0	\$66	\$200	\$134	
Gate	\$1,912	\$20,690	\$25,800	\$5,110	
Warranty	\$640	\$7,680	\$8,000	\$320	
Utilities	\$152	\$1,918	\$1,800	(\$118)	
Projects	\$1,120	\$2,709	\$3,000	\$291	
Maintenance	\$0	\$8,383	\$8,000	(\$383)	
Security	\$0	\$0	\$5,000	\$5,000	
Road	\$1,175	\$17,585	\$25,000	\$7,415	
Repair	\$150	\$7,763	\$3,000	(\$4,763)	
Mowing	\$125	\$6,180	\$5,000	(\$1,180)	
Drainage	\$900	\$3,142	\$15,000	\$11,858	
Fence	\$0	\$500	\$2,000	\$1,500	
Damage Claim Payout	\$0	\$7,360	\$0	(\$7,360)	
Savings	\$91	\$91	\$5,006	\$5,097	
Resurface Road Project	\$0	\$105,672	\$105,672	\$0	
Road Loan Payment	\$1,417	\$50,002	\$50,000	-\$2	

Shaded amts
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fees.