

THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
DATE: DECEMBER 7, 3:30 PM

1. CALL TO ORDER

By: Vice President Lynn Mattingly
Where: S. Silver Concho Way & E La Pradera Lane cul-de-sac 31.416539, -110.215289
<https://maps.app.goo.gl/GFbxs36msfRa7QoM8>
Date: Saturday December 7, 2024
Time: 3:30 PM

2. ROLL CALL/INTRODUCTIONS/REVIEW OF GROUND RULES

Section	Representative	Present	Absent
19	Jill Watermann	X	
20E	Will Platt	X (BY PHONE)	
20W	Lynn Mattingly	X	
21	Philip Isaacson		X*
22	Jack Bender	X	
23	Mike Needham	X	
24	Vacant		
26	JoAnne Ehasz	X	
27	Vacant		
28	Stacy Smith	X	
29	Dean Frazeur	X	

*Connection issues precluded Mr. Isaacson's attempt to join the meeting by phone.

3. BOARD ACTION ITEMS:

A. Volunteer for Section 27 Director: Jack Bender

Board Action: Unanimous vote for Mr. Jack Bender to join the BOD

B. Management Company Change: Platinum Management is shutting their doors as of 1-Jan, Agave Management Solutions was created by Platinum Management's key staff to serve existing clients. Cost proposal is similar with some added benefits, 30 day notification to cancel by either party.

Board Action: Unanimous vote to use Agave Management Solutions.

C. Banking: Close all Chase Bank Accounts with all funds migrated to American Southwest Credit Union.

Board Action: Unanimous vote to close all Chase Bank accounts and migrate funds to American Southwest Credit Union.

D. **Bank Account Signers:** Proposal to add Jaimie Lynn Petty for Agave Management Solutions in addition to Treasurer Anne Thompson, Assistant Treasurer Donna Willard, Vice President Lynn Mattingly.

Board Action: Unanimous vote to include Jaimie Lynn Petty, Anne Thompson, Donna Willard, and Lynn Mattingly as signers for the Three Canyons HOA Bank Account with American Southwest Credit Union. Respective roles and responsibilities are noted under D. above.

E. **Corporate Transparency Act Update:** Lynn Mattingly updated the BOD regarding the Dec 4, 2024 federal judge's decision to delay enforcing the CTA. *"Therefore, the CTA, 31 U.S.C. Sec 5336 is hereby enjoined. Enforcement of the Reporting Rule, 31 C.F.R. 1010.380 is also hereby enjoined, and the compliance deadline is stayed... Neither may be enforced, and reporting companies need not comply with the CTA's January 1, 2025 BOI reporting deadline pending further order of the Court."*

Board Action: None required at this time pending guidance from the courts

F. **Office of President:** Volunteer(s) for the office of President

Board Action: None taken as there were no volunteers for this office. Mr. Mattingly has agreed to remain acting President.

G. **Master Design Committee Applicant:** Mr Chris Juncker

Board Action: Unanimous vote to appoint Mr. Juncker to the MDC

4. CALL TO MEMBERSHIP

Comments from members in attendance: The following comments were initiated and will be formally addressed at the next BOD meeting:

-Concerns re: dues in Section 20E

- Noise violation from barking dogs on Rio Santiago

-Wayne Meckling created an email address for members to report suspected violation of the HOA bylaws. Please see the Three Canyons HOA website for details.

5. ADJOURNMENT

The meeting was adjourned by Lynn Mattingly at 1604.

Submitted Dec 8, 2024

Stacy Smith
Secretary
Section 28 Rep