

3 Canyons Ranch Master Homeowners Association (HOA)
Board of Directors (BOD) Meeting
June 14, 2006

Board Members Present: Ron Slyter, Jerry Chouinard, Chris Carson, Gary Brock, Rich Frederici, Carl Bromund, and Evans Guidroz

Call to Order

The meeting was called to order at 5:35 PM.

Attorney's Report

The report by the 3 Canyons attorney, Mr. Bob Stachel was moved forward in the interest of conservation of attorney time. Mr. Stachel indicated that litigation would commence next week to obtain the final quit claim deeds concerning 3 Canyons Road. There are 3 owners of 4 properties that will be involved in this litigation.

Call to Membership

A request was made by the Village Board of Vista Del Oro (VDO) to meet with the 3 Canyons Board. The VDO members indicated that a letter had been sent requesting such a meeting. The Board responded that the letter had not yet been received. The Board will determine the status of the letter and send a response.

Approval of Minutes from Prior Meeting

A motion was made and seconded to approve the minutes from the Board of Directors (BOD) meeting on April 12, 2006. The motion to approve the minutes was carried unanimously.

Adoption of Agenda

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

President's Report

The President, Ron Slyter, expressed his concern about speeding along 3 Canyon's Road. Details of a recent fatal accident and 3 other recent accidents were related.

Treasurer's Report

The Treasurer, Gary Brock reviewed the treasurer's report and distributed copies.

Account balances as of 5/31/06 reported by Stratford Management:

Regular Checking Account:	\$49,359.26
Capital Checking Account:	\$81,967.97
Capital Savings Account:	\$52,025.66

Loan Balance: \$135,000.00

Interest rate 5.75% fixed, no early payment penalty

Loan maturity date 11/08

Next quarterly interest payment 8/06, approx \$2,400.00

Next principal payment 11/06, approx \$47,500.00

Regular and capital assessments were mailed out the week of June 1st, 2006 by Stratford Management. Regular assessment rate \$7.00 per acre & 100 sq ft living space. Capital assessment rate \$11.00 per acre & 100 sq ft living space. Due date July 1st, 2006. Past due date July 16th, 2006. Past due assessments will incur late fees and interest.

The Treasurer presented operating and capital budget proposals for July 2006 through June 2007. Separate motions were made and seconded to adopt each of the budgets. The motions carried unanimously.

Committee Reports – Master Design Committee (MDC)

Rich Frederici reported that Stratford Management is handling all correspondence concerning MDC applications.

Committee Reports – Gate Committee

Tom Pickering presented a proposal for engineering design and survey work concerning the east and west gates. A motion was made and seconded to spend \$7,200.00 total on this work. The motion was carried unanimously.

Committee Reports – Road Committee

Ron Slyter reported that stop signs will be procured and installed on roads that intersect with 3 Canyons Road.

Committee Reports – Clean Up Committee

Bev Pickering reported that there are three half-mile sections of road that still need a volunteer to perform regular clean up work. Sign up sheets will be available at the annual meeting.

Old Business

Ron Slyter reported the status of approval on several villages:

La Pradera (Dr. Zeligman): approved.

La Marquese (Pat Kirk): approved.

Covey Run (Rob Lewis): 14 items from April have not been resolved.

New Business

Rich Frederici presented revised Master Design Guidelines. The main changes include timeline for submission of requests to Stratford Management, new language covering construction deposits and new language concerning fines & appeals. A motion was

made and seconded to adopt the Master Design Guidelines. The motion was carried unanimously.

An issue was raised concerning the development, update and posting on the Association website of a list of Frequently Asked Questions (FAQ's). A motion was made and seconded for the Secretary to manage and post the FAQ's. The motion was carried unanimously.

An issue was raised concerning voting guidelines for the election. A document developed by the Secretary was presented. The need to amend item 4 of the draft document was identified so that it would read "There may be 11 Board Members, with a board member for each section" instead of "There will be 11 Board Members, with a board member for each section". A motion was made and seconded to adopt Voting Guidelines for the upcoming election. The motion was carried unanimously.

An issue was raised concerning guidelines for an annual audit of association membership records. A document developed by the Secretary was presented. A motion was made and seconded to adopt the proposed guidelines for an annual audit of association membership records. The motion was carried unanimously.

The issue of the VDO and Wild Horse Capital Assessments was discussed. However, no decisions were taken concerning this issue.

Appeals

An appeal was presented to the Board by a member from Wild Horse concerning late fees and attorney fees for an assessment. Consistent with past practice, the Board referred the matter to the Treasurer and board representative from Wild Horse to determine the circumstances of the situation. The Treasurer and board representative from Wild Horse will report their findings and recommend disposition at the next board meeting. No further legal action will be taken until the report from the Treasurer and board representative from Wild Horse is presented at the next board meeting.

Call to Membership

A member raised the issue of duplicate billing and the accuracy of the addresses in the recent assessments mailed by Stratford Management. The board is aware of the situation and taking action to resolve these problems. The Association will not be billed for the duplicate mailing.

Adjournment

A motion was made to adjourn. The motion was seconded and carried unanimously. The meeting was adjourned at 8:15 PM.

