**Three Canyons Ranch Master Homeowners Association**
**Board Meeting Minutes**
**April 14, 2004**

**Members Present:**
Steve Allanson, Linda & Carl Bromund, Pat & Dave Angell, Beverly Pickering, David & Dorothy Brown, Ron & Judy Slyter, Jane Holland, Wilda Fredereci, John Savyer, Donna Willard, Mike Needham, Grant Maclain, Tom Roberts, Ed Scott, Joy Hamilton.

**Board Members Present:**
Tom Pickering, Rich Fredereci, Gary Brock, David Paris, Paul Holland, Gerald Chouinard, Evans Guidroz, Chris Carson.

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**Call to Order**

**Acceptance of January 14, 2004 Minutes**
The Minutes were unanimously accepted.

**Acceptance of Agenda**
The agenda was unanimously accepted

**Call to Membership**

**Presidents Report**
Tom Pickering stated that light pollution was becoming a problem. "I realize that people want lights on for safety, but please be considerate and ensure that they point down ", he said. He also asked for people to keep trash down and to respect your neighbors view.

**Treasurer's Report**
Gary Brock made a motion to approve James Vargas written agreement that was tabled for discussion in January. Motion was carried unanimously.
Motion was also made and carried unanimously to pass both the general and capital account budgets with no increase in assessments.

General account balance……………$28,775.92
Capital checking account balance…..$27,311.75
Capital savings account balance……$50,184.23

**Attorney's Report**
Mr. Stachel reported that $6000.00 in past due assessments had been collected. He also reported that there's no further information on the litigation with Wild Horse.
Mr. Stachel also reported that numerous conveyances of one percent (1%) interest in property owned by Mr. and Mrs. Tommy Stoner. To date we have received seven (7) such conveyances.
Mr. Stachel also reported we received one (1) request from an out of state owner for a copy of the CC&R's. We mailed the CC&R's and received payment for copies and postage.

**Committee Reports:**

**Design Committee**
Reports they have approved 6 new homes and they received 14 items to review.

**Election Committee**
Election Committee made a recommendation for the following:
Only Even number sections are voted on in even number years
Letters of Intent to run must be received by the Secretary by June 1, 2004 to appear on the ballot.
Ballots and Designee forms will be mailed out by June 14, 2004.
If attending the Annual meeting (July 24, 2004) please bring the ballot with you.
If you are unable to attend and you are appointing someone to vote on your behalf, the completed Ballot and Designee form must be received by Cardinal and Stachel by July 15, 2004.
Nominations from the floor are welcome.
Motion was passed unanimously.

**Website Committee**
Motion was made for Jeff Tyler to assist Robert Weissler with website duties.
Motion was passed unanimously.

**Gate Committee**
Paul Holland stated that gate applications will be revamped and that remotes will be leased instead of sold and that the fee is refundable. Also, copies of licenses will be asked for instead of plate numbers and that the new form will include an area for appeal and will limit remotes to 2 per family.

**Old Business**

**New Business**
East gate by general membership vote will proceed.
Motion to accept fiscal 2005 budget.
Motion to accept Election Committee recommendations and time table
Motion to accept gate maintenance proposal from Tom's Home Maintenance for $150 per month.
All passed unanimously.

**Call to membership**
Announcement of next meeting on June 9, 2004 and Annual meeting on July 24, 2004 with check –in starting at 11:00 a.m. at the PDS Country Club

**Adjournment**