

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

1. CALL TO ORDER

By: Lynn Mattingly, President Where: Palominas Fire District Training Center Date: 2026 18 July Time: {----}
--

2. BOARD QUORUM/INTRODUCTIONS

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

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**
- b. **Board’s Election of Officers for 2026-2027**

- i. President_____
- ii. Vice President_____
- iii. Treasurer_____
- iv. Secretary_____

c. Committee Chairs & Volunteers

- i. Webmaster
- ii. Maps
- iii. Master Design Committee
- iv. Roads
- v. Traffic
- vi. Gates
- vii. Governing Documents

d. Future Meeting Dates:

- 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.

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

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 ¾ BOD approval)

8. OPEN CALL TO MEMBERS

9. FUTURE CONSIDERATION

- a. Gate Guidelines – streamline & simplify?

10. ADJOURNMENT

Secretary Name

Date:

