

**+THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 9, 2024**

1. CALL TO ORDER

By: Vice President / acting President Lynn Mattingly
Where: Palominas Fire District Training Center
Date: 10/9/2024 Time: 1730

2. BOARD QUORUM/INTRODUCTIONS

Section	Representative	Directors Present	Directors Absent
19	Jill Watermann	+	
20E	Will Platt		X
20W	Lynn Mattingly	+	
21	Philip Isaacson	+	
22	Vacant	NA	NA
23	Mike Needham	+	
24	Vacant	NA	NA
26	JoAnne Ehasz	+	
27	Wayne Meckling	+	
28	Stacy Smith	+	
29	Dean Frazeur	+	(not present after ~1830)

3. MEETING GROUND RULES

- a) The Three Canyons governing documents have been in place since 1995. HOA's (and often the governing documents) are also ruled by the Arizona Revised Statutes which can change yearly.
- b) Please limit an Open Call to 3-minutes per topic.
- c) Per the new Arizona Revised Statutes, board discussion & actions are limited to the published agenda.
- d) Roberts Rules of Order are not mandatory per attorney advice.

4. OPEN CALL TO MEMBERS

Comments from members in attendance: None

5. PRESIDENT'S REPORT

- a) Per our attorney, the only 2 functions of an HOA are upholding the restrictions of the HOA & maintenance of the common area.

- b) Corporate Transparency Act Update: *PMI charges \$300 to complete this. Lynn Mattingly is working on the process to log in and complete for TC HOA.*
- c) Truck fire road repair claim at East Gate: *Joanne Ehasz and Lynn Mattingly are working on this. Driver of truck was not insured, Three Canyons Road not covered in our insurance policy. Discussion of sending the parent company that owns the truck (MDC) the repair bill.*
- d) Directors had a closed Board Meeting per 33-1804-1, 3 & 5 bank signers, foreclosure for back assessments, removal of unapproved fencing on a vacant lot.
- e) Candidate(s) to fill the position of President: *No volunteers.*
- f) Looking into a cloud storage for important HOA docs. Currently, multiple external hard drives are getting new documents but not getting backed up. (Dropbox Biz \$15/mo.)
- g) Research underway for adding a more inclusive & compliant fine / penalty schedule to the Master Design Guidelines per the latest HOA intervention by the legislature.
- h) Feedback on meeting signs posted at the exit side of both gates. *Consensus is to increase height of posted meeting signs to improve visibility.*

6. TREASURER'S REPORT

The Treasurer's report was presented by Anne Thompson, treasurer, and is attached to these minutes.

7. COMMITTEE REPORTS

MASTER DESIGN COMMITTEE (MDC):

The Master Design Committee report is attached to these minutes.

ROAD COMMITTEE:

The Road Committee report was presented by JoAnne Ehasz and is attached to these minutes.

GATE COMMITTEE:

The Gate Committee report was presented by Joyce Bender and is attached to these minutes.

TRAFFIC CONTROL COMMITTEE:

The Traffic Control Committee report was presented by Jill Waterman and is attached to these minutes.

MAPS COMMITTEE: No new updates to report.

WEB SITE: No new updates to report.

8. OLD BUSINESS

Increase CCR compliance action: *Please notify Lynn Mattingly or Will Platt with compliance concerns.*

9. NEW BUSINESS

a) Association Rule 5 Revision per attorney suggestion from 2024-03-15 ‘Codes of Conduct’:

Current – To assure a quorum, all board members are required to notify an officer of the board 24 hours in advance if unable to attend a meeting of the Board of Directors. (2/9/00)

Proposed – Void 10/9/24 & to leave as placeholder for a future rule.

BOD Action: Passed by unanimous vote

b) Association Rule 11 Revision, to avoid the ‘at large’ appointments already addressed in CCR 5.3, “there need be no representation on the Board representing Sections where no Owner expresses to the board in writing.....”:

Current – The number of directors on the board will be set at one per section. (4/12/17)

Proposed – Void 10/9/24 & leave as placeholder for a future rule.

BOD Action: Passed by unanimous vote

c) Association Rule 15 Revision per attorney suggestion from 2024-03-15 ‘Codes of Conduct’:

Current – Any Board of Directors member who misses two consecutive board meetings unexcused will be declared to have abandoned their board seat, and the board can appoint a replacement to serve until the next election for that seat. (7/13/19).

Proposed – Void (10/9/24) & leave as placeholder for a future rule.

BOD Action: Passed by unanimous vote

d) Engineering details by a licensed civil engineer, applicable for shallow ditch conditions @road and driveway curb cuts, will be added to the Road Design Guidelines for a cost not to exceed \$1200.

BOD Action: No vote taken on this matter

e) Road Committee Chairman:

Lynn Mattingly was nominated to be Road Committee Chair.

BOD Action: Passed

f) Additional Committee Members:

Road Committee: Donna Willard: *Unanimous vote in favor*

Traffic Committee: Ben Tyler: *Unanimous vote in favor*

10. VARIANCE REQUESTS

27-052F Variance Request for increase in accessory building size (Attachment)

BOD Action: Variance granted by unanimous vote

27-044 Variance Request for allowing horses in 4ac property (Attachment)

BOD Action: Variance rejected by unanimous vote

11. CALL TO MEMBERSHIP

Comments from members in attendance:

1. Noise nuisance from barking dogs: members note that Cochise County fine structure is insufficient. The Three Canyons HOA fine schedule will be revised. In the interim, please report all concerns to Mr. Mattingly.
2. Costs for PMI: discussed
3. Payments to Quiroz for road work: no further payments this year.
4. Ben Tyler inquired about the process to request internet access point at East Gate
5. Members are concerned about excessive speeding on Three Canyons Road, and request discussion of options to mitigate this problem. Speedbumps were discussed as one possible option.

12. ADJOURNMENT:

The meeting was adjourned by Lynn Mattingly at 1909

Submitted: October 14, 2024

Stacy Smith, Secretary

TREASURER'S REPORT

July 1, 2024-September 30, 2024

1. Total Income YTD: \$176,902.14
2. Total Expenses YTD: \$34,520.97
3. Balance for Operating Account: \$189,088.83
4. Balance for Road Account: \$34,577.29
5. Edward Jones:
 - a. We currently have seven CDs with a total value of \$577,883.33
 - b. Interest value is \$531.76 in an Insured Bank Deposit, earning 1.3%
 - c. The next CD to mature will be on November 15
6. Total Assessments in Arrears: \$29,173.76
7. Total Percentage of Assessments Collected: 86%
8. Banking Update: The process of opening accounts at American Southwest Credit Union (ASCU) has begun. I am working closely with PMI in order to make the switch from Chase Bank as smooth as possible.

Submitted by Anne Thompson, Treasurer
October 8, 2024

9 October 2024 MEMORANDUM FOR: 3 Canyons Ranch Master Homeowners (3C) Board of Directors (BOD)

SUBJECT: Master Design Committee (MDC) Summary 13 July – 08 October 2024.

1. MDC MEETINGS: 13 August; 10 September (cancelled); 08 October. Specific details are captured in the respective MDC Agendas, Minutes, Voting Logs & Notifications and documented in the MDC Archives.

2. MEMBER PROJECT REQUEST STATUS:

Approved:

-Two SFR Construction extensions, Solar project, Exterior repaint project, Shed construction

Respectfully submitted,

W. PLATT MDC Chair 3C HOA

Road Committee Report
Three Canyons Ranch HOA
October 2024

Annual Meeting Questions:

Can the HOA put in a multi-use path on 3C Rd?

The cost estimate for a path along the road would be approximately \$50,000 for gravel plus the cost of preparing the ROW and spreading the gravel.

What can the HOA do to deter speeding?

A type of speed bump can be put on a chip seal road. No cost estimate at this time. Speed bump type additions to the road would increase and speed the deterioration of the road.

July 13th - a delivery truck caught fire east of the east gates. The road was damaged. The insurance the trucking company listed on the report had expired. Subsequent requests for information from the trucking company went unanswered. The issue was turned over to VP Mattingly who is working with the HOA's insurance to settle the claim.

An estimate for repair was submitted.

Road Projects:

The ROW has been mown, weeded and ant colonies have been eliminated. The areas at the gates have been weeded and a pre-emergent herbicide was spread. A sink hole in the road near Deer Ridge Rd has been repaired. The continuing plan of work includes patching and repairing the road to prolong the time before a complete resurface. Tentatively scheduled for November. Erosion at the west gate and at VDO and some minor cleanup along the ROW should begin this month.

Roads Report Addendum
Three Canyons Ranch HOA
October 2024

Effectively immediately I am resigning as Roads Committee Chair.

The past three months I have been working closely with a small group of volunteers and professionals. They are very knowledgeable of 3C road and have worked tirelessly for 10-20 years to maintain the road and keep expenses down. They are a great asset and have shared their knowledge and professional contacts willingly. It would be to the advantage of the association and the next chair to work respectfully with them.

JoAnne Ehasz

Traffic Control Report

DVR's and hardrives are working at both the East and West gates. My current recommendation is to not replace the DVRs or hardrives at this time.

West gate has a PoE (Power over Ethernet) injector that has failed and needs to be replaced. This failure has resulted in only two cameras being functional.

East gate also has only two functional cameras. Still need to troubleshoot cause. I have a resource that has the equipment to test the PoE's and other devices. I need to schedule a time with him to complete the troubleshooting.

Had an appointment to meet with Al from The Camera Guys on 9/6, but Al was a no show. Was able to talk to him on the phone and get most of my questions answered.

Jill Waterman, Traffic Control Chair

Gate Committee Report

October 9, 2024

It has been slow!!

Gate repairs: Gate repairs have not been needed

Managing Current Codes: Requests for new gate codes have been slow. In late July, I matched all current residents with gate code names and numbers. I was able to eliminate quite a few. In the process, I did have some codes I eliminated in error. All have been corrected and notes have been made on names that are different to circumvent any problems in the future.

Respectfully presented:

Joyce Bender