

New Business:

CC&R's: Lois wants to revisit a possible amendment to section 4.2.6 concerning Boats and Motor Vehicles.

A motion was made and seconded that the proposed (CC&R's amendment) document 4.2.6 be added to the minutes for input from the Membership. The motion was carried unanimously. (See Attachments, pages 5, and 6)

CC&R Violations:

Dobis:

A motion was made and seconded to turn over action to our attorney regarding the Dobis CC&R violation. The motion was carried unanimously.

Havice:

A motion was made and seconded to approve the street sign on the Northeast corner of 3 Canyons Road and Coyote Song Lane. The motion was carried unanimously.

A motion was made and seconded to dismiss the Havice CC&R violation. The motion was carried unanimously.

Paris:

A motion was made and seconded to grant Mr. Paris a 15 day extension for the CC&R violation. If the violation is not corrected in 15 days, it will be turned over to our attorney for legal action. The motion was carried unanimously.

Call to Membership

Two members requested the floor.

Adjournment:

A motion was made to adjourn. The motion was seconded, and was carried unanimously
The meeting was adjourned at 7:38 PM.

Submitted By: Greg Chouinard, Secretary

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Attachments:

**Three Canyons Ranch Master HOA
Profit & Loss**

December 2009

Cash Basis

	<u>Dec 09</u>
Ordinary Income/Expense	
Income	
Income	
ASSESSMENTS 2009-2010	600.00
Builder Refundable Deposit	-1,000.00
GATE REMOTES/CARDS	1,540.00
Master Design Processing Fee	35.00
Transfer Fees	800.00
Total Income	<u>1,975.00</u>
Total Income	1,975.00
Expense	
Administrative Expense	
Office Supplies	32.54
Total Administrative Expense	32.54
Expense	
3 Canyons MHOA Legal	750.44
Lock Box Fee	300.78
Total Expense	<u>1,051.22</u>
GATE	
Gate Control Refunds	140.00
Gate Maintenance	850.00
West Gate Project	454.50
Total GATE	<u>1,444.50</u>
Maintenance & Repair	
Mowing	900.00
Road Maintenance	827.48
Total Maintenance & Repair	<u>1,727.48</u>
MISC.	1,165.53
Utilities	
Electric	27.73
Total Utilities	<u>27.73</u>
Total Expense	<u>5,449.00</u>
Net Ordinary Income	<u>-3,474.00</u>
Net Income	<u><u>-3,474.00</u></u>

There has been discussion at the past two Three Canyons Ranch HOA Board meetings about revising the following section (4.2.6 – page 12) of the CCRs to better meet the needs of our current Property Owners. At this time, we are soliciting comments and suggestions for change of this Revision from all Three Canyons Ranch Property owners. So, we ask you to please read the following CCR revision and email your comments and suggestions to lbloom@msn.com. Those who do not have email access may mail their comments to Lois Bloom at P.O. Box 1556, Hereford, Arizona 85615.

4.2.6 Motor Vehicles.

- a. All vehicles either parked or stored on a Lot or Parcel must be appropriately licensed, registered, and insured.
- b. No inoperable vehicles shall be parked or stored on any Lot or Parcel, except within an enclosed garage.
- c. Motor vehicles (including Recreational Vehicles) belonging to guests of Owners may be parked for a period of not more than seventy-two (72) hours. Property Owners with Guests that need to park for longer than seventy-two (72) will need to apply, in advance of the Guest's stay, to the 3 Canyons HOA Board for a variance to this code.
- d. No vehicle shall be repaired, serviced or rebuilt on any Lot or Parcel or upon the Common Areas except under the following two circumstances:
 - (i) Owners may make emergency vehicle repairs, where "emergency vehicle repair" is defined to mean a short term repair that is accomplished in order to allow a vehicle to be relocated to an appropriate repair location.
 - (ii) Owners may perform routine vehicle maintenance, where "routine vehicle maintenance" is defined to mean maintenance that is accomplished within a four (4) hour period.
- e. The Board may remove, or cause to be removed, any unauthorized vehicle at the expense of the owner thereof in any manner consistent with law.

Personal Vehicles

a. No personal automobiles, trucks, motorcycles, or other personal vehicles shall be parked or stored in or upon the Common Areas or upon any Lot or Parcel except under the following two circumstances:

- (i). within an enclosed garage, or
- (ii). on the designated driveway situated on a Lot or Parcel. No more than three (3) such vehicles may be parked on a driveway at any one time.

All such parking areas must be approved, in advance, by the Master Design Committee.

Boats and Recreational Motor Vehicles

a. No boats, travel trailers, utility trailers, buses, motor homes, campers, ATVs, or other recreational vehicles shall be parked or stored in or upon the Common Areas or upon any Lot or Parcel except under the following three circumstances:

- (i) within an enclosed garage, or
- (ii) in an area not visible from other Lots, Parcels or Common Areas, or
- (iii) covered with a custom made cover.

All such parking provisions and/or areas must be approved, in advance, by the Master Design Committee.

b. Recreational Vehicles may be temporarily parked for a period of not more than seventy-two (72) hours for the purposes of loading or unloading the vehicle.