

THREE CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION

AGENDA -----BOD Meeting 21 OCTOBER, 2026

1. CALL TO ORDER

By: Lynn Mattingly, President
Where: Palominas Fire District Training Center
Date: October 21, 2026 Time: 5:30 PM

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 (S)		
26	JoAnne Ehasz		
27	Jack Bender		
28	Ben Tyler (VP)		
29	Dean Frazeur		

P-President. VP-Vice President. S-Secretary. ARS-Arizona Revised Statutes

3. MEETING GROUND RULES

- Open Call to Members & Member feedback prior to a board action item vote is limited to 3-minutes per topic.
- The Arizona Revised Statutes limits board discussion & actions to the published agenda, available to members at least 48 hours prior.

4. OPEN CALL TO MEMBERS: Comments from members (board action prohibited.)

5. REPORTS: (Attached to Finalized Minutes)

- President
- Treasurer
- Master Design Committee (MDC):
- Road Committee:
- Gate Committee:
- Traffic Control Committee:
- Maps:
- Website:
- Governing Documents:

6. ONGOING BUSINESS - None

7. BOARD ACTION ITEMS

- a. Association Rule 10, Resale Disclosures & Transfer Fees – propose we revise to: “Upon a property transfer, a Resale Disclosure Fee of \$300.00 (if provided) & a \$100.00 Transfer Fee will be charged.”
 - i. If approved, the contract with Agave Management will be amended.
- b. Recommending 3CR Member Gregg Stebbins (27-100A) be voted onto the Road Committee.
- c. Road Guidelines: Add a 1-year obligation to the approval form to complete all work.
- d. Speeding on 3 Canyons Road – ignore?
- e. La Pradera not performing its village obligations. Takeover & charge our costs per CCR Sec 14? Ignore? Conduct a La Pradera member vote before?

8. VARIANCE REQUESTS

- a. Parcel 01-266 Edmondson (La Pradera) setback request. (Requires $\frac{3}{4}$ director approval)

9. CALL TO MEMBERSHIP

10. FUTURE CONSIDERATION

11. ADJOURNMENT

Sorrel Cooper, Secretary

Date: