

Three Canyons Ranch Master Homeowners' Association (MHOA)
Board Meeting Minutes
January 11, 2017

1. Call to Order. Meeting called to order at 5:30 pm

Board Members present:

John MacLeod - Sec. 19
Marilyn Wardlaw - Sec 20E
Cathy Chouinard - Sec. 22
Mike Needham - Sec. 23 (Secretary)
Rich Frederici - Sec. 24
Bob Gilbert - Sec 26
Jim Dobis - Sec. 27

Board Members absent:

John Langholff - Sec 20W (Vice President)
Richard Sontheimer - Sec. 21 (President)
Evans Guidroz - Sec 28

2. Introductions and Review of Ground Rules

John MacLeod provided a brief review of the meeting ground rules.

3. Revision and/or Acceptance of Agenda

Agenda was accepted

4. Revision and/or Acceptance of October 12, 2016 Meeting Minutes

Minutes were accepted without revision.

5. Call to Membership

Nothing

6. Treasurer's Report - Donna Willard

Year to date our expenses have totaled \$117,010.00. The HOA has a \$49,161.00 budget remaining for the fiscal year.
Year to date our income has totaled \$164,484.00. The HOA is short \$13,856.00 for budgeted income for the fiscal year.
Michele DoPadre has indicated to me that she has monies to deposit, but I have not received confirmation of any additional deposits as of today, 1/11/17.
The regular savings account has a balance of \$5,006.00.
The Road Loan Account has a balance of \$13.00.

Budget numbers are included at the end of the minutes.

A request was made if Donna could find out the cost for insurance coverage that would cover the MHOA attorney fees for any future law suits.

7. Committee Reports

Master Design Committee (MDC) - Marilyn Wardlaw

MDC received a request for a modular house to be place on a parcel. The MDC turned down this request because only site-built houses are allowed (CC&R 4.3.1). Marilyn presented the Board information on modular houses versus site-built houses. Marilyn requested the Board confirm by a vote that modular houses are not site-built houses and therefore not allowed.

A motion was made to confirm that, per CC&R 4.3.1, only site-built houses are allowed. Passed 7-0.

MDC request the approval from the Board to send a Notice of Violation (NOV) letter with a monetary fine to a member who has continued to exceed the number of vehicles on the parcel and not having them properly screened from other parcels.

Motion was made and seconded for the MDC to send the NOV letter with a \$200 fine. Passed 6-1.

MDC presented revised MDC Guidelines for Board comment. Several comments were made and Marilyn will research them for the next meeting.

Road - Jim Dobis

Repaired: 1 fence cutting repaired and placed No Trespassing signs due to vandalism.

Current 2017 Projects:

Repair 500 feet of cut and slack fence at north east end of 3 Canyons Ranch equestrian easement in Section 20 east.

Continue to clear 3 Canyons Road easement of stumps and brush. Upon completion of stump grinding mowing will commence as weather permits.

The Board discussed the proposed repair of the equestrian easement fencing in Section 20 East. Jim is going to research if this fencing is 3 Canyons MHOA responsibility to repair. It was mentioned that there are other sections with this equestrian/conservation easement that do not have fencing and whether the MHOA is responsible for putting in fencing.

Gate - Rich Frederici

Nothing to report

Governing Documents - John Langholff (absent)

No report

Maps - John Langholff (absent)

No report

8. Remaining files to be scanned and then shredded

Richard Sontheimer who is heading this action was absent. Donna Willard mentioned that there are some files remaining to be scanned however the cost has exceeded the budget so Ms. DoPadre was directed to stop. The Treasurer will contact her and obtain an estimate for the rest of the effort so the Board can allocate funds. The Board took no other action until it hears from Richard.

Old Business:

Nothing

New Business

9. Limiting use of roads within 3 Canyons HOA such as Cielo Grande

This item was added to the agenda at the request of a Section 26 member residing on Calle Cielo Grande. The member requested that 3 Canyons MHOA members be reminded that only the members/residents living along this road and those that have legal access to it should be using it. The member also stated that this road should not be used to enter from and exit the MHOA via Kings Ranch Road.

10. Call to Membership

A member mentioned that some non-3 Canyons property located north of sections 23 and 24 has had what looks like some initial development type work done.

11. Adjournment

Motion was made and seconded to adjourn the meeting. Approved by unanimous vote. Meeting adjourned at 7:24 pm.

(Agenda Item 6. Treasurer's Report)

Bank Balance prior Month	\$55,140		Bank Balance ongoing	\$47,472
	December 1, 2016	Year-to-Date	2016-2017 Budget	Budget Remaining
Income Total	\$0	\$164,484	\$178,340	\$13,856
2016-2017 Assessments	\$0	\$150,435	\$162,840	\$12,405
2015-2016 Assessments	\$0	\$765	\$0	-\$765
2014-2015 Assessments	\$0	\$172	\$0	-\$172
2013-2014 Assessments	\$0	\$112	\$0	-\$112
17-18 Prepaid Asses.	\$0	\$183	\$0	-\$183
Late Fees	\$0	\$1,695	\$3,000	\$1,305
Interest	\$0	\$308	\$1,300	\$992
Gate	\$0	\$585	\$500	-\$85
MDC	\$0	\$1,305	\$200	-\$1,105
Transfer Fees	\$0	\$7,600	\$7,000	-\$600
Recovered Legal Expenses	\$0	\$994	\$2,000	\$1,006
Recovered Admin. Expenses	\$0	\$330	\$1,500	\$1,170
Expenses Total	\$7,668	\$117,010	\$166,171	\$49,161
Admin	\$365	\$2,870	\$5,700	\$2,830
Board	\$52	\$921	\$2,000	\$1,079
MDC	\$0	\$29	\$200	\$171
Gate	\$281	\$1,764	\$3,100	\$1,336
Road	\$32	\$86	\$100	\$14
Documents	\$0	\$0	\$100	\$100
Map	\$0	\$0	\$100	\$100
Website Maint	\$0	\$70	\$100	\$30
Accounting	\$120	\$1,170	\$2,000	\$830
Attorney	\$3,000	\$41,011	\$48,000	\$6,989
Litigation	\$0	\$1,007	\$4,000	\$2,993
Professional Services	\$805	\$5,336	\$8,000	\$2,664
Administration	\$0	\$16,488	\$20,000	\$3,512
Records Maintenance	\$2,195	\$18,180	\$16,000	(\$2,180)
Insurance	\$0	\$0	\$4,371	\$4,371
Board	\$0	\$0	\$1,600	\$1,600
Road/Umbrella	\$0	\$0	\$2,771	\$2,771
Taxes	\$0	\$64	\$100	\$36
Gate	\$810	\$7,697	\$22,000	\$14,303
Warranty	\$640	\$3,840	\$8,000	\$4,160
Utilities	\$170	\$1,049	\$2,000	\$951
Landscape & Lighting	\$0	\$742	\$2,500	\$1,758
Maintenance	\$0	\$2,066	\$8,000	\$5,934
Security	\$0	\$0	\$1,500	\$1,500
Road	\$3,373	\$14,198	\$34,000	\$19,802
Maintenance	\$286	\$1,908	\$3,000	\$1,092
Mowing & Weed Control	\$3,087	\$11,827	\$12,000	\$173
Drainage	\$0	\$0	\$15,000	\$15,000
Fence	\$0	\$463	\$4,000	\$3,537
Contingency- Savings	\$0	\$92	\$5,006	\$5,098
Road Loan Payment	\$0	\$50,000	\$50,000	\$13