3 Canyons Ranch Master Homeowners Association
Board Meeting Minutes
April 13, 2005

Members Present:

Carl Bromund, Vanessa Holden, Mike Needham, Jane Holland, Ron Slyter, Judy Slyter, Ray Falkenberg, Greg Chouinard, Cathy Chouinard

Board Members Present:

Tom Pickering, Gary Brock, Susie McKay, Paul Holland, Jerry Chouinard, Rich Frederici, Chris Carson and Evans Guidroz.

Call to Order
5:35 p.m.

Adoption of Agenda

A motion was made and seconded to adopt the draft agenda; the motion carried Unanimously

Call to Membership

There were no issues raised by the members at this time.

Presidents Report

The President report dealt with "LIGHT POLUTION". Many people move to Cochise County because of the clear skies enjoyed by amateur astronomers. Lights which direct most of their light skyward pollute the sky with unwanted light . They also act as a beacon for illegals and can be an annoyance to your neighbor.

A light shield was shown that has been tested and found to reduce stray light and held up well with our recent high winds. A brochure "GOOD NEIGHBOR OUTDOOR LIGHTING' was also made available. The light shield sells for approximately $5.00 depending on quantity and may be obtained directly from Doug Snyder, who can be reached at 366-5788 or email at www.starhaven@palominas.com. The cooperation of all 3 Canyon residents is encouraged.

Treasurer's Report

The treasurer distributed copies of his report and reviewed each line item in the report. A summary of the key items is listed below:

Account balances as of 3/15/05

- Regular checking account: $12,230.22;
- Capital checking account: $51,073.15;
- Capital savings account: $50,755.84 ($45,000 approved and budgeted for east Gate construction);
- Bank One. Loan balance $187,500. 4 year loan, interest rate 5.75% fixed, interest paid quarterly, principal paid annually each November ($47,00000). No early payment penalty. Loan paid in full November 2008.

The treasurer reported an estimated shortfall in the regular account of $14,000 due to unforeseen litigation fees connected with the Wild Horse ll law suit.

The treasurer made a motion to waive late fees and interest for four members (William Clappin, Ronald Storz, James/Janet Muldowney and John/Elaine Craig). The fees were in the amount of $12.00-$15.00. The motion was seconded and carried unanimously.

Attorney's Report

The Attorney introduced Joseph Mendoza and new associate who will be assisting him in providing legal services to the Homeowners Association

He reported that the case involving Wild Horse ll membership in the 3 Canyons Homeowners Association continues. The case was heard two weeks ago and the judge's ruling is expected within 60 days. The attorney promised to report the judge's ruling to the board as soon as it is received.

He also reported that Michelle has expressed concerns with transfers not being reported and transfer fees not being collected Michelle is preparing for the annual assessment process.

The President moved to New Business at this point in order to consider Master Design Guidelines and receive advice from the Attorney.

The Master Design Committee has revised the guidelines and fine schedule in an effort to make them easier to understand and more precise. The revised guidelines also clarify the timetable for various actions. Copies of the revised guidelines were distributed. A summary of the key items is listed below:

- new sections cover approval of subdivisions and villages in paragraphs 15 & 16;
- fine schedule listed in paragraph 14;
- Master Design Application Fee established at $200.00, to be submitted with drawings and plans that impact livable square footage (paragraph 13).
- Assessments to begin on livable square footage as of the date of Master Design approval of plans (paragraph 5.1).

Following discussion of the proposed guidelines, a motion was made to accept the guidelines as drafted, with some changes to be made in paragraph 3 specifying the review process timeline for submission to and response from the Committee.

The motion was seconded and carried unanimously. The guidelines will be posted on the homeowner's association website and become effective when recorded.

Committee Reports

The Master Design Committee reported that approximately 17 new constructions were approved over the last three months.

Old Business

There was no old business

New Business

Three items were covered under New Business at this time: the proposed budget for Fiscal 2006, the election timetable and unreported transfers

Proposed budget for Fiscal 2006: The treasurer presented the projected budget for 2005-06 including two scenarios, one assuming legal fees would be recouped from the Wild Horse litigation and the other assuming the fees would not be recouped. Copies of the draft budgets were distributed.

After discussion, motions were made as follows: A motion was made to increase the regular assessment rate by $1.00. The motion was seconded and carried unanimously. A motion was made to decrease the capital assessment rate by $1.00. The motion was seconded and carried unanimously. A motion was made to approve the proposed budget based on the assumption that legal fees would be recouped from the Wild Horse litigation. The motion was seconded and carried unanimously.

Election timetable: The President summarized key points for the upcoming election. Odd number section representatives are to be elected at the Annual Meeting on July 23, 2005. Interested candidates must submit a letter of intent to the Secretary by June 1st, in order to appear on the ballot. The voting forms will be mailed to membership by June 14th.

Unreported transfers: In order to deal with concerns involving unreported transfers, a motion was made to set transfer fees at $100.00 if reported within 30 days from the date of closing and $200.00 for transfers reported later than 30 days from the date of closing. After discussion, the motion was seconded and carried unanimously.

Appeals

An appeal was acted on from Mr. Leach (who was not present). The appeal was read from a letter Mr. Leach had submitted and included three items.

- Mr. Leach requested exemption from the 100 foot setback required by the CC&Rs. He wants to maintain the location of a shed as currently sited, 50 feet from the property line. After discussion, a motion was made to deny the appeal. The motion was seconded and carried unanimously.
- Mr. Leach requested that his assessment be calculated to exclude an area in the center of his U-shaped residence. The Board discussed the lack of any information that would support the appeal. After discussion, a motion was made to deny the appeal. The motion was seconded and carried unanimously
- Mr. Leach requested that billing of his assessment for livable square footage be adjusted by 9 months so that it would have commenced on March, 2004 instead of July, 2003. The Master Design Committee noted that plans for the residence were approved in 2000. A cancelled check from a concrete company was submitted by Mr. Leach to substantiate his request. The Master Design Committee noted that no invoice was submitted to indicate the purpose of the concrete. After discussion, a motion was made to deny the appeal. The motion was seconded and carried unanimously.

Call to Membership

The issue of recent cuts (and the lack of adequate repairs) in Three Canyons Drive was raised. The Master Design Committee and Road sub-committee will review the situation and seek appropriate corrective action.

A member raised the issue of new home construction and its damage to culverts at the intersection of South Siesta and Three Canyons. The Master Design Committee and Road sub-committee asked that the member provide some written description of when the damage occurred and pictures of the damage. The Master Design Committee and Road sub-committee will review the situation and seek appropriate corrective action.

A member raised the issue of vehicles following members through the gate. He also asked that the Board look into spikes to prevent unauthorized entry. The Board responded that spikes had been previously considered but were not installed due to the need for alternate access methods in the event the gate is damaged and made inoperable in the closed position

The President reminded the attendees that the next meeting is scheduled for June 8th and that the annual meeting will be held July 23rd

A motion was made to adjourn The motion was seconded and carried unanimously. The meeting adjourned at 8:00 p.m.

Carl Bromund
Acting Secretary

On Thursday April 14, 2005 word was received that the Plaintiffs' (Wild Horse ll) Motion for Partial Summary Judgment was DENIED. This is good news!