

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Regular Quarterly Board of Directors (BOD) Meeting
July 21, 2007, following the Annual Membership Meeting,
at Pueblo del Sol Country Club**

Board Members Present:

Pete Hooper, Lois Bloom, Harvey Zeligman, Greg Chouinard, Ron Slyter,
Kenny Ellingson, Frank Diaz, Carl Bromund, Evans Guidroz

Officers:

President, Carl Bromund

Vice President, Frank Diaz*

Secretary, Greg Chouinard

Treasurer, Gary Brock

* Frank Diaz elected as Vice President at this meeting.

Call to Order

The meeting was called to order at 12:39 PM by President, Carl Bromund

Acceptance of Agenda

A motion was made and seconded to adopt the meeting agenda. The motion to adopt the meeting agenda was carried unanimously.

Acceptance of June 13, 2007 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of June 13, 2007. The motion to accept the minutes was carried unanimously.

Call to Membership

No members requested the floor.

Committee Reports:

Master Design Committee (MDC)

A report was given by Chairman Kenny Ellingson. Mr. Ellingson also presented the proposed MDC Exterior Color Palette to the Board. (See Attachment, Exterior Color Scheme on page 4)

A motion was made and seconded to adopt the MDC Exterior Color Palette. (Exterior Color Scheme)

After much discussion, a motion was made and seconded to table the Exterior Color Palette. The motion failed by a vote of 3 for, 6 opposed.

The motion to adopt the MDC Exterior Color Palette was carried by a vote of 7 for, 2 opposed.

Road Committee

A report was given by Chairman Jim Dobis. (See Attachment, Road Committee Report on page 5)

Mail Committee

A report was given by Chairman Jack Lang. (See Attachment, Mail Committee Report on page 6)

New Business:

1. Election of Officers:

A motion was made and seconded that the following serve (for fiscal 2007-2008) as Board Officers:

President, Carl Bromund
Vice President, Frank Diaz
Secretary, Greg Chouinard
Treasurer, Gary Brock

The motion was carried unanimously.

2. Formation of Committees:

Master Design Committee (MDC)

A motion was made and seconded to accept the following members to the Master Design Committee (MDC):

Kenny Ellingson (24)	Jack Lang (27)
Keith Warlick (23)	Jim Picard (26)
Cathy Chouinard (22)	Jerry Rovner (20W)
Judy Slyter (23)	

The motion to accept the Master Design Committee members carried unanimously.

Mail Committee:

A motion was made and seconded to accept the following members to the Mail Committee:

Jack Lang	Linda Gleason
Harvey Zeligman	

The motion to accept the Mail Committee members carried unanimously.

Tiered Assessment Committee:

A motion was made and seconded to accept the following members to the Tiered Assessment Committee:

Pete Hooper (20E)	Mirna Johnson
Lois Bloom (20W)	Frank Diaz (26)
Kade King	

The motion to accept the Tiered Assessment Committee members carried unanimously.

A motion was made and seconded to amend the Tiered Assessment Committee members to include Jim Picard (26).

The motion to amend the Tiered Assessment Committee members carried unanimously.

3. Selection of Meeting Dates (Board Meetings on the 2nd Wednesday of October, January, April & June; Annual Meeting on 3rd Saturday in July)

A motion was made and seconded to accept the following meeting dates for BOD, and the Annual Meeting .

October 10, 2007

January 9, 2008

April 9, 2008

June 11, 2008

Annual Meeting July 19, 2008

The motion to accept the meeting dates carried unanimously.

Call to Membership

Two members requested the floor.

Adjournment:

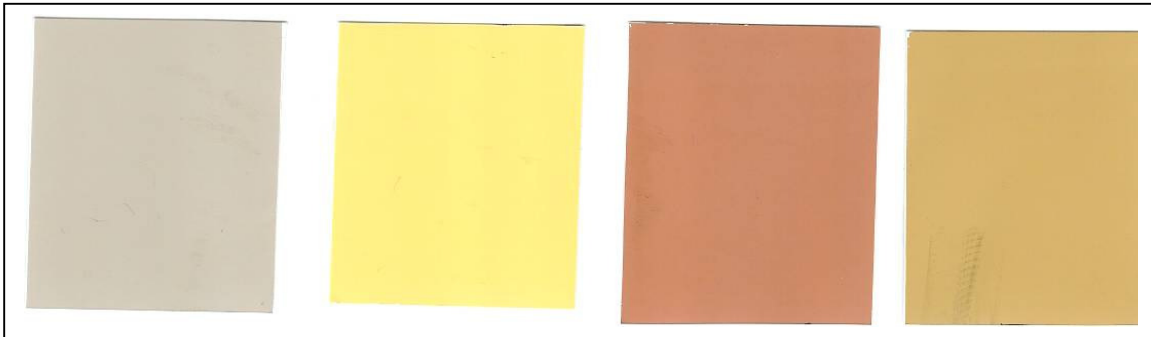
A motion was made to adjourn. The motion was seconded and was carried unanimously
The meeting was adjourned at 2:34 PM.

Submitted By: Greg Chouinard, Secretary

Attachments:

EXTERIOR COLOR SCHEME

ALL colors, including re-painting exteriors, **MUST** be approved by the Master Design Committee. The exterior color scheme samples will indicate the colors to be used on the exterior of all buildings, structures and walls. A color brochure or paper color sample of one (1) square inch is adequate. Exterior colors must be selected from the Association's approved color chart. The five colors shown represent the darkest range in each of those colors allowed, lighter would also be acceptable. (SEE COLOR CHART). No high gloss paints should be used. A brochure illustrating type and color of roofing material is also required. Please see 3 Canyons *CC&R's* 4.2.1. Master Design Control.



Gray

Road Committee Report

2007 Annual meeting

Comparing road maintenance using blacktop verses chip seal

Total Length of 3 Canyons Road is 7 miles

Castle and Cooke owns the west ½ mile

Canyons HOA owns and maintains 6 ½ miles

Mile one is 2 inch blacktop.

Mile 2 is ¾ inch double shot chip seal and is 7 years old

Mile 3 – 7 is ¾ inch double shot chip seal and is 6 years old

It is time to resurface the 6 miles of chip seal

The plan is to apply a 3/8 inch single shot chip seal in the spring of 2008,

Road will have a 1 1/8 inch seal

Continue every 3 to 5 years according to the condition of the road until
a 2 inch thick seal is reached

The schedule will be as follows:	2011	3/8 coat	1 ½ inches
	2014	3/8 coat	1 7/8 inches
	2017	3/8 coat	2 ¼ inches

A recent quote for 6 miles of chip seal stands at \$.40 per square foot

A recent quote for 6 miles of blacktop stands at \$1.00 per square foot

The calculations are:

West 3 miles of road 24 feet wide 5280 feet x 3 miles = 15,840 feet x 24 feet = 380,160 sq. feet

East 3 miles of road 22 feet wide 5280 feet x 3 miles = 15,840 feet x 22 feet = 348,480 sq. feet

Chip seal 380,160 + 348,480 = 728,640 square feet x \$.40 = **\$291,456**

Blacktop 380,160 + 348,480 = 728,640 square feet x \$1.00 = **\$728,640**

Chip seal aprons for roads and driveways **\$50k**

Blacktop aprons and shoulders **\$100K**

Shoulders for chip seal require no fill.

Shoulders for blacktop will require additional **\$50k** for fill

Chip seal road \$291,456 + aprons \$50,000 = **\$341,456**

Blacktop \$728,640 + aprons \$100,000K + shoulders \$50K = **\$878,640**

Difference = **\$537,184**

Blacktop sealer is \$10k per mile every 3 -5 years + maint.

MAIL COMMITTEE REPORT

21 July 2007

In the last quarter the Mail Committee has:

1. developed a site footprint (see attachment A) for the Cluster Box Units (CBU).
The site footprint is 35 feet by 35 feet. The CBU footprint is 4 feet by 4 feet for the concrete pad (the CBU is slightly smaller). Note: Footprint would be modified for VDO and La Pradera.
2. selected the CBU (see attachment B) to be installed.
The CBU selected has 16 mailboxes with 2 package boxes and 1 outgoing mailbox. The CBU is front loading as required by the Post Office for security. The pedestal selected is designed for the selected CBU.
3. Selected 15 possible locations along 3 Canyons Road (see attachment C) for the CBUs. The selected location are at the intersections of 3 Canyons and north/south roads. Each road selected currently supports or in the near future (2 years) will support 6 or more residents. Exceptions to this standard location will be VDO and La Pradera.
4. met with the postmaster for approval of entry and egress of the locations.
The acting postmaster approved the site footprint and selected locations. He would like at least 8 residents to receive mail at each location but will agree to 6 residents if there will be an increase in the future.
5. requested bids from three vendors for the CBUs, pedestals, and installation.
Requested bids for 25 CBUs and 25 pedestals from US Mailboxes, Salsbury Industries, and Security Manufacturing. Also requested installation bid of CBUs at 15 locations if vendor performed this task.
6. received two bids (see attachments D & E) from vendors (only one included installation).
US Mailboxes and Salsbury Industries provided quotes on the CBUs and pedestals. US Mailboxes also included installation to USPS specifications. Security Manufacturing is sending a quote via mail. The Mail Committee feels the installation is a large plus.
7. requested bids from two vendors for site preparation.
Requested bids for 15 site preparation from two local vendors. Neither has responded that they would submit an estimate. Site preparation would include clean and level the site, any culvert work needed for drainage, and covering the site with 3-4 inches of gravel. Quotes are pending.

The mail committee requests direction from the Board to continue the bid process, select vendors with the Board's approval, and prepare a survey for residents to determine resident's desire for mail service and the best site locations for residents. Request the survey be done as soon as possible before any vendor is selected. Request the Board determine the best way to meet the cost of mail service for 3 Canyons residents.

Thank you for your consideration.

Mail Committee
Jack Lang
Linda Gleason
Pat Kirk