

3 Canyons Ranch Master Homeowners Association (HOA)
Annual Membership Meeting
Saturday, July 22nd, 2006

Board Members Present: Ron Slyter, Jerry Chouinard, Gary Brock, Rich Frederici, Carl Bromund, Evans Guidroz and Pat Kirk.

Call to Order

The meeting was called to order at 12:00 noon.

Adoption of Agenda

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

Quorum Obtained

The President announced that a quorum had been obtained for the election based on the number of members who had registered as being present and the absentee ballots that had been received.

Nominations from the Floor; Collection and Counting of Ballots

The following members were nominated for the Board (in addition to the members who had previously declared their candidacy and been listed on the ballot):

- Don Penney (20 East)
- Jerry Rovner (20 West)
- Lois Bloom (20 West)

Nominations were closed. The Secretary also explained that Bud Frazee had withdrawn his candidacy after the ballots had been printed and distributed. Although any votes for Bud would be counted for the purposes of establishing a quorum, based on Bud's withdrawal, he could/would not be elected.

At that time, members cast their ballots and the ballots were collected to be counted.

President's Report

The President, Ron Slyter, expressed his concern about speeding along 3 Canyon's Road. He reported that the possibility of hiring off-duty police officers to issue citations is being researched. He also reported that the installation of a gate at the east end of Three Canyons would also assist in reducing the number of trespassers.

Call to Membership

A member reported that he was unaware that Stratford Management had been hired to provide Association Management services.

Several members complained that they had not received assessment invoices. The Secretary took the member's information and promised to follow-up with the members in the coming week to ensure that they receive a proper invoice for their assessments.

A member complained about the \$400.00 transfer fee collected by Stratford Management when a parcel of land is sold / purchased. He suggested that the Board re-evaluate the contract with Stratford – particularly with regard to this transfer fee which several members considered excessive.

A member asked for the status of the East Gate. The Board reported that survey and design work is underway and a report from the Engineer doing this work is expected in mid-August. The member asked where the East Gate would be located. The Board reported that this was still to be decided and would be based in part on the engineer's work. Once the engineer's report was received, the issue would be discussed with members before proceeding.

A member asked if a welcome packet was sent to new members. Stratford Management reported that the packet is sent every time someone buys property. The member asked to be provided with a copy of the packet and Stratford Management promised to send him one.

A member asked about the status of the issue concerning VDO and Wild Horse Assessments. The Secretary reported that the Attorney (Carolyn Goldschmidt) from whom the board wanted to obtain advice, was not available until after the middle of August because of her workload. The Board will obtain legal advice from Carolyn and then meet with members to discuss what they learn and possible solutions. The member also asked about amending the CC&R's. The Secretary provided the member with a handout that had been distributed at the Special Board meeting on July 5th. The handout contained an excerpt from the CC&R's that described the procedures for amending the CC&R's. That handout is included as enclosure (1) to these minutes.

Several members complained that they could not obtain the minutes from the Association website because they did not have a computer and internet service. The Secretary promised to make arrangements to mail minutes to any members who request such service. Depending on the costs of this service require, a fee may be charged to the member in order to defray the costs.

A member complained about the date and time of the Board meetings. The meetings are scheduled for the 2nd Wednesday of October, January, April and June and the annual meeting is scheduled for a Saturday in July. The regular Board meetings are held at the La Purisma retreat at 5:30 in the evening to allow for the length of the meetings.

A member complimented the work that had been done to improve the Association's website.

Election Results

The Election Results were reported by Stratford Management as follows:

Number of Votes Received

_____19_____Raymond (Bud) Frazee (Section 20 West) (Name Withdrawn)

_____486_____Gregory Chouinard (Section 22)

_____173_____Rich Frederici (Section 24)

_____63_____Frank Diaz (Section 26)

_____210_____Evans Guidroz (Section 28)

_____560_____Write-In Candidate: Rovner

_____185_____Write-In Candidate: Dirks

_____39_____Write-In Candidate: Ardot

_____820_____Write-In Candidate: Penney

_____2_____Write-In Candidate: DAVIS

_____16_____Write-In Candidate: Puckett

_____646_____Write-In Candidate: Bloom

A total of 3219 votes were cast. The total number of memberships in the Association at the time of the election was 11,514. Therefore the 10% quorum was met. Based on these votes, the following members were elected to the Board:

Section 20 East: Don Penney

Section 20 West: Lois Bloom

Section 22: Greg Chouinard

Section 24 Rich Frederici

Section 26: Frank Diaz

Section 28 Evans Guidroz

Adjournment

A motion was made to adjourn. The motion was seconded and carried unanimously. The meeting was adjourned at 1:10 PM.

Enclosure (1)

Excerpts from Covenants, Conditions, & Restrictions (CC&R's) for 3 Canyons Ranch

Section 7.9 – Page 41

No Offsets. All Assessments shall be payable in the amount specified in the Assessment or notice of Assessment and no offsets against such amount shall be permitted for any reason, including, without limitation, a claim that (a) the Master Association, the Board, or Investor is not properly exercising its duties and powers as provided in this Master Declaration; (b) Assessments for any period exceed Common Expenses; or (c) an Owner has made, and elects to make, no use of the Master Common Areas.

Section 20.1 – Page 61

Amendment to Master Declaration. Amendments to this Master Declaration shall be made by an instrument in writing entitled “Amendment to Master Declaration” which sets forth the entire amendment. Except as otherwise specifically provided in this Master Declaration, any proposed amendment must be approved by a majority of the Board prior to its adoption by the Members. Amendments may be adopted at a duly held meeting of the Members upon the affirmative vote of a Majority of Members, or without any meeting if all members have been duly notified and if a majority of Members consent to such amendment in writing. In all events, the amendment when adopted shall bear the signature of the President or vice president of the Master Association and shall be attested by the secretary or assistant secretary of the Master Association, who shall state whether the amendment was properly adopted, and shall be acknowledged by them as officers of the Master Association. Amendments once properly adopted shall be effective upon recording of the Amendment to Master Declaration in the appropriate governmental offices, or at such later date as may be specified in the amendment. Notwithstanding the foregoing provisions of this Section 20.1, votes attempting to change Land Use Classifications or density or intensity of uses or relating to Assessments shall require and eighty percent (80%) vote of those Memberships voting.