Minutes of the Meeting
Three Canyons Ranch Master Homeowners Association (MHOA)
Board of Directors Meeting / Wed June 13th, 2012

Board members present: Greg Chouinard (22), Mike Needham (23), Jack Lang (27), Richard Frederici (24), Connie Slay (20E), John Langhoff (20W), Richard Sontheimer (21), Gary Brock (19)

Officers present:

President: Greg Chouinard	Vice-President: Mike Needham
Treasurer: Jack Lang	Secretary: Gary Brock

1) Meeting called to order: 5:40pm.

2) Introductions / Review ground rules: Board members introduced. Meeting ground rules reviewed.

3) Revision and/or acceptance of agenda: A motion was made and seconded to adopt the meeting agenda as amended. Request for variance and mailbox information added to the agenda. The motion carried by a unanimous vote.

4) Revision and/or acceptance of the April 11th, 2012 board meeting minutes: A motion was made and seconded to accept the 4/11/12 board meeting minutes as posted. The motioned carried by a unanimous vote.

5) Call to membership: No members requested the floor.

6) Treasurers report: Report given by Jack Lang, Treasurer.

Financial Statements as of 5/31/12	
Commercial Checking:	$ 89,978.92
Outstanding Checks:	$ 16.00
Commercial Savings:	$200,408.47
Capital Savings:	$ 71,778.39
Total:	$362,165.78

A motion was made and seconded to approve the 2012-13 budget as amended. The amendment transfers $500 from the Board Administration budget over to the Road/Umbrella Liability Insurance budget. The Board Admin budget would be $5,500 instead of $6,000 and the Road/Umbrella Liability Insurance budget would be $2,800 instead of $2,300. The motion carried by a unanimous vote.

7) Committee Reports:

a. Road Committee Report: Report given by Richard Frederici, Chairman.
Since the April Board of Directors meeting, the road committee has authorized additional patching to the roadway and repairing drainage ditches. The road committee has also marked and measured the roadway in preparation for a major road repair. The shoulders of the road are badly in need of repair, as are designated areas within the roadway. Because the areas of repair are so extensive, just patching these areas is no longer a viable option. Drivers, pedestrians, anyone using 3 Canyons roadway need to be aware that while the repair work is in progress, some delay and inconvenience may occur. The road committee strongly recommends that extra safety precautions be taken by everyone, during this period of roadway repairs. Castle & Cooke has repaired areas with the section of the "Oaks Roadway". As of this date, Castle & Cooke has not yet completed the top coating of the "Oaks Roadway" as defined in the gate contract. Until Castle & Cooke has completed the top coating, the opinion of the road committee is that Castle & Cooke still has the responsibility of repair to the "Oaks Roadway".

b. West Gate Committee Report: Report given by Tom Pickering, Chairman, John Stone, Gate Administrator.
Recent complaint/concern of errant phone calls from West Gate call box has been resolved. No other updates reported.

c. East Gate Committee Report: Report given by Connie Slay, Chairman.
Progress is being made with information gathering phase.

d. Master Design Committee (MDC) Report: Report given by Jack Lang, Chairman.
The MDC meeting dates for 2012-13 will be updated and posted on the 3 Canyons Ranch MHOA web site.

e. Map Committee Report: Report given by Jack Lang.
The map updates are ongoing. They should be completed by the annual meeting July 2012.

f. Governing Documents Committee: Report given by John Langhoff, Chairman.
No updates or information reported.

8) Update on Legal Actions. Greg Chouinard, President.
Letter sent by 3 Canyons Ranch MHOA attorney to parents of Identified speeder.
Possible trespassing/ingress/egress issue still in progress by 3 Canyons Ranch MHOA attorney.

NEW BUSINESS:

9) Preparation and Submission of Annual Arizona Corporation Commission Report.
A motion was made and seconded to table this item to the July 2012 board meeting. The motion carried by a unanimous vote.

10) Annual Membership Meeting and Election
Call for Board Candidates: A call for board candidates was announced for all even numbered sections. A motion was made and seconded to approve the draft ballot as amended. Sec 20E – Connie Slay, Sec 20W/29 – John Langhoff, Sec 22 – vacant, Sec 24 – Richard Frederici, Sec 26 – Keith Gallew, Sec 28 – vacant. After discussion the motion carried by a unanimous vote.

Ballot Language Format, Preparation and Mailing (Notice, Instructions, Ballot)
A motion was made and seconded to accept the Notice of Annual Membership Meeting as presented. After discussion the motion carried by a unanimous vote.

A motion was made and seconded to accept the Ballot Instructions as presented. After discussion the motion carried by a unanimous vote.

11) Formation of Voting Committee: A motion was made and seconded to appoint Lynn Mattingly, Jerilee Mattingly and Jack Lang as the Voting Committee. The motion carried by a unanimous vote.

12) Appoint Interim Board Member(s), Sec 26 – Keith Gallew. A motion was made and seconded to appoint Keith Gallew as the interim Board Representative for section 26. The motion carried by a unanimous vote.

13) Dead Tree Removal: Discussed, no motions made.

14) Road Repairs Proposal: Proposal's presented by Richard Frederici, Road Committee Chairman. A motion was made and seconded to approve the BNR Paving Company road repairs proposal (Proposal # J0508-12R), proposal total $42,732.09. After discussion the motion carried by a unanimous vote.

15) Variance Request: Presented by Jack Lang, MDC Chairman.
A motion was made and seconded to approve the fencing variance request for property # 104-27-058F. The motion failed unanimously.

16) Mailbox Information: John Langhoff, Presenter. Mr. Langhoff presented encouraging information he obtained from the postmaster regarding private mailboxes within 3 Canyons Ranch MHOA. More research and information was requested before the board or 3 Canyons Ranch MHOA announces any formal information regarding private mailboxes.

17) Call to Membership: No members requested the floor.

18) Adjournment: A motion was made and seconded to adjourn the meeting. The motion carried unanimously. Meeting adjourned at 7:32pm.