

**3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
FINAL MINUTES ----BOD Meeting 2026 Jan 21**

1. CALL TO ORDER

By: Lynn Mattingly, President
Where: Palominas Fire District Training Center
Date: 2026 Jan 21 Time: 5:30 pm

2. BOARD QUORUM/INTRODUCTIONS

Section	Representative	Directors Present	Directors Absent
19	Jill Waterman	X	
20E	Will Platt		X
20W	Lynn Mattingly (P)	X	
21	Philip Isaacson	X	
22	Mike Jones	X	
23	Mike Needham	X	
24	Ben Tyler (VP)	X	
26	JoAnne Ehasz	X	
27	Jack Bender		X
28	Stacy Smith (S)	X	
29	Dean Frazeur	X	

P-President. VP-Vice President. S-Secretary

3. MEETING GROUND RULES

- a. An Open Call to Members & Member feedback prior to board vote is limited to 3-minutes per topic. Seven members signed into the meeting.
- b. Per the latest Arizona Revised Statutes, board discussion & actions are limited to the published agenda.

4. OPEN CALL TO MEMBERS: No comments from members – note that board action is prohibited by the ARS.

5. PRESIDENT’S REPORT: Attached to minutes below

6. TREASURER’S REPORT: Attached to minutes below

7. COMMITTEE REPORTS: Attached to minutes below

8. BOARD ACTION ITEMS

- a. Map Chair – Director JoAnne Ehasz volunteered to become the new Map Chair.
 - Vote Results: Passed Unanimously
- b. Maps –No board action required, Map Chair to revise / update maps with the tax parcel identifier but without owner names. Future map updates will be limited to parcel splits, changes in the tax parcel identifier or house livable square footage additions or changes.

- c. The proposed bylaw amendment was approved unanimously and will be submitted for member approval via member vote after cleanup by counsel. The voting date to be determined at the April 15th Board of Directors Meeting and the proposed bylaw amendment will be posted on the website as soon as counsel completes their work.

d. VARIANCE REQUESTS

01-193 (Spina) Setbacks

- Variance requires 75% approval per 4.3.9
- Variances allowed if won't have any substantial adverse effect on members per 4.6
- Setbacks apply except for reasonable areas of ingress & egress per 4.3.4

Vote Results: Passed Unanimously

9. CALL TO MEMBERSHIP

10. ADJOURNMENT: by Lynn Mattingly, President at 1812

Stacy Smith, Secretary

Date: January 27, 2026

President 's Report

Donna Willard, long time 'everything' volunteer has relocated. She spent countless hours as Treasurer, Map Committee Chairman, and Road Committee Chairman. The BOD wished to extend our gratitude for all the time an effort she contributed to 3 Canyons HOA.

Treasurer's Quarterly Report

October 1, 2025-December 31, 2025

1. Total Income YTD: \$188,626
2. Total Expenses YTD: \$50,937
3. Operating Account Balance: \$208,199.67
4. Edward Jones Account Value (Road Funds): \$ 731,955
5. Assessments in Arrears: \$3200
6. Assessments Collected (current fiscal year): 98%

The budget will be proposed and voted on at the next quarterly meeting. I will be reaching out to committee chairs in the next couple of months to help determine committee budgets for the next fiscal year.

Respectfully submitted,

Anne Thompson, Treasurer

Gate Committee Report

January 21, 2026

This was a busy quarter.

The west gate continues to provide opportunities for personal growth in knowledge and patience.

There was a period of about 2 weeks where the gate box would not communicate with the gate program. I spoke to DoorKing first. They said it was an issue with CenturyLink. I made an appointment with CenturyLink, and when they examined their lines, a problem was not there. Back to DoorKing, and they still said it was with the CenturyLink line. DoorLink suggested going with a cellular option through their company- We did receive a bid for switching from land line to cellular service for both gates. I have attached a copy of the estimate. THEN the west gate was able to communicate with the program.

At this point, the program and the gate have been able to communicate consistently. It is hard to justify the added expense at this moment in time.

The east gate has and continues to work smoothly.

We have had many resident changes this past quarter. Additional remotes were ordered. All requested remotes and cards have been programmed and distributed.

The request to change vendor codes has been discussed. In 2025, there were approximately 8 vendor codes requested. I have gone through and deleted vendor codes that have not been used in the past 18 months and will look at the vendor codes that are not being used again in June to identify any additional vendor codes that can be removed. Going forward, all vendor codes will be assigned in a special number group (towards the end of our gate code accessible numbers) and all residents in the future will not be assigned numbers in that section. The plan is to separate the residents from vendors to make identification easier. At this point, resident gate codes and vendor gate codes are using the same series of codes. It may take some time to easily separate the groups, but I do not want to do anything bold and need to ask residents to memorize a new gate code.

Respectfully presented:

Joyce Bender

Road Report: Lynn Mattingly

- One driveway curb cut is soon to be completed, an inspection prior to pour will occur shortly.
- A culvert driveway curb cut has been approved; inspections will be addressed as needed.
- An option to use double-shot chip seal is being priced up for an overlay on existing asphalt pavement which should be less costly than milling & replacing. A special meeting of the BOD will be scheduled once we have a formal cost proposal to approve these funds.
- A drainageway across S. Welsh Place has been bid (& being revised) due to culverts not installed when originally constructed. A similar issue was under review for S. Arab Court but the existing elevations do not allow for a dip style drainage. A pre-cast trench drain is being investigated as a lower cost, less impactful option.

Traffic Report:

Traffic Control Committee Report 10/15/25-1/21/26 Prepared by TCC Chairman Benjamin Tyler

1. All Camaras are functional at East and West Gate

2. Installed new low profile cooling fan in West Gate Equipment Box under NVR. Pending 3-month test run additional low profile fans will be installed in east gate equipment box.
3. Excessive Speeding through 3 Canyons Ranch HOA. After multiple complaints about vehicles traveling in excess of 70 MPH through 3 canyons ranch, creating a great danger to community members. TCC Chairman Tyler reached out to Cochise County Sheriff Mark Dannels to request additional patrols of deputies through 3 Canyons Ranch HOA to "Calm" Traffic.
4. TCC Hired Off duty Management to provide a off duty sheriffs deputy for one 3 hour traffic shift on 11/3/25 between 3pm and 6 pm at a cost of \$400.83

Between the more frequent sheriffs deputies driving along 3 canyons ranch road and the single off duty management patrol the speed of the majority of the traffic has reduced to more acceptable levels. There are still a few speeders who need to slow down, however they will likely not do so unless directly compelled by law enforcement.

Benjamin Tyler,
vicepresident@threecanyonsranch.com
Traffic Control Committee Chairman
3 Canyons Ranch Master Homeowners Association

MDC Report

MDC Report 10/16/25-1/21/26 Prepared By MDC Chair Benjamin Tyler

The Master Design Committee has approved the following applications:

1. 059H Hoistion House Painting
2. 074B Willard House Painting
3. 314J Jones Barn at new construction
4. 088A Cox property cleanup.
5. 069W Henninger Small Horse Barn
6. 032Y Logan Small front Courtyard

One application has been conditionally approved pending 3 Canyons Ranch Board of Directors property setback variance approval:

0239 Spina New Garage adjacent to existing garage

Two Courtesy notices still require MDC Chair attention

01-070E Stone outbuilding (this project is complete to my understanding) the Final inspection has yet to be scheduled MDC Chair will reach out to schedule Final inspection.

01-057K Kellums this home construction appears close to completion MDC Chair will reach out to schedule Final inspection.

Benjamin Tyler
Chairman Master Design Committee
3 Canyons Ranch Master Homeowners Association
MDC@threecanyonsranch.com

Website Updates

Wix is your webhosting provider. It will renew at \$216.45 for a 1-year subscription on February 6, 2026. Last year's cost was \$217.46 for the same subscription. The cost went down a little for this year.

HostGator is your domain provider. All of the current and past email addresses are attached to the domain: www.threecanyonsranch.com. It will renew on April 2, 2026 for about the same price as last year. I haven't received an invoice for it yet in order to give the exact cost for this year. Last year's cost was \$24.17 for the same subscription.