Minutes of the Meeting
Three Canyons Ranch Master Homeowners Association (MHOA)
Board of Directors Meeting
Saturday July 16, 2011 at Buena Fine Arts Center

Board Members present: Gary Brock (19), John Langholff (20W), Greg Chouinard (22), Mike Needham (23), Rich Frederici (24) and Jack Lang (27)

Officers present:

President, Greg Chouinard

Vice-President, Mike Needham (elected at this meeting)

Treasurer, Jack Lang

Secretary, Gary Brock (elected at this meeting)

1) Call to Order

The Meeting was called to order at 10:50 AM by President, Greg Chouinard.

2) Introductions and Review of Ground Rules

3) Revision and/or Acceptance of Agenda:

A motion was made and seconded to adopt the meeting agenda. The motion carried by a unanimous vote.

4) Revision and/or Acceptance of June 8, 2011 Board Meeting Minutes

A motion was made and seconded to accept the minutes from the June 8, 2011 Board meeting. The motion carried by a unanimous vote.

5) Call to Membership

No members requested the floor.

6) Treasurer's Report

The Treasurer's report was given by Jack Lang, Treasurer. (See Attachments page 6.)

7) Committee Reports

a) Road Committee: A report was given by Chairman, Rich Frederici. (See Attachments, page 7.)

b) West Gate Administration Committee: A report was given by Chairman, Tom Pickering during the Annual Membership Meeting. (See attachments, page 8.)

c) Master Design Committee: A report was given by Chairman, Jack Lang. (See Attachments, page 9.)

d) East Gate Design Committee: This committee is currently looking for a Chairman. If any members are interested in this position, please let a Board member know. No action since the last Board meeting.

e) Governing Documents Committee: A verbal report was given by Chairman, John Langholff. He reported that $500 was spent in changing governing documents to PDF format. The committee is finalizing the documents so that they may be exchanged for the old documents on the website. After legal consultation, it was determined that the new electronic format had to match the original, even the misspellings and punctuation errors. However, the Board may vote to make corrections in the future.

<u>**Old Business**</u>

8) Delinquent Assessments Collection Report

The Treasurer reported the current results taken against the 2 members with assessments delinquent for 3 years. The first was settled and assessments, late fees, interest and our legal fees were all paid. The second is still pending and legal papers for a judgment have been filed.

9) Create Rule for Member Recording of Meetings (HB2245)

A motion was made and seconded that the Board adopt the proposed and amended rules for members to record meetings, per HB2245. The vote was 3 to 3, so the motion failed.

A motion was made and seconded that the Board adopt the proposed and amended rules for members to record meetings, per HB2245, upon the approval and with any revisions made by the Association's Attorney. The motion carried by a unanimous vote. (See attachments, Pages 10-11.)

10) Changes in the ARS (Arizona Revised Statutes) affecting Open Meeting requirements for Board and Committees (HB 2609)

After review of this bill, the Board determined that the only current committee affected was the Master Design Committee. It was decided that this committee's future meeting time and place would be posted on the 3 Canyons Ranch website.

New Business

11) Election of Officers:

President: A motion was made and seconded to elect Greg Chouinard as President for the fiscal year 2011-2012. The motion carried with a vote of 5 for and 1 abstain.

Vice President: A motion was made and seconded to elect Mike Needham as Vice President for the fiscal year 2011-2012. The motion carried with a unanimous vote.

Secretary: A motion was made and seconded to elect Gary Brock as Secretary for the fiscal year 2011-2012. The motion carried with a vote of 5 for and 1 abstain.

Treasurer: A motion was made and seconded to elect Jack Lang as Treasurer for the fiscal year 2011-2012. The motion carried with a vote of 5 for and 1 abstain.

Assistant Treasurer: A motion was made and seconded to elect Carl Bromund as Assistant Treasurer for the fiscal year 2011-2012. The motion carried with a unanimous vote.

MMC: A motion was made and seconded to elect Carl Bromund as Membership Meeting Coordinator for the fiscal year 2011-2012. The motion carried with a unanimous vote.

12) Formation of Committees:

Master Design Committee (MDC): A motion was made to appoint Eileen McMannon (19), Gerry Rovner (20W), Cathy Chouinard (22), Grant McLean (23), John Hightower (24), Jim Picard (26) and Jack Lang (27) as members of the Master Design Committee for fiscal year 2011-2012. The motion carried with a unanimous vote.

Road Committee: A motion was made and seconded to appoint Rich Frederici, Bob Gilbert, Tom Pickering, Kenny Ellingson and John Hightower as members of the Road Committee for fiscal year 2011-2012. The motion carried with a unanimous vote.

West Gate Administration Committee: A motion was made and seconded to appoint Tom Pickering, Rich Frederici, John Stone and Jim Dobis to the West Gate Administration Committee for fiscal year 2011-2012. The motion carried with a unanimous vote.

East Gate Design Committee: A motion was made to appoint Ray Falkenberg, Guy Miller and Dick Pomroy as members of the East Gate Design Committee for fiscal year 2011-2012. The motion carried with a unanimous vote.

Governing Documents Committee: A motion was made and seconded to appoint John Langholff, Teresa Boggie, Gloria & Christina Heinemann, Code & Sandra King and Jay Ohlensehlen as members of the Governing Documents Committee for fiscal year 2011-2012. The motion carried with a unanimous vote.

Website Committee: A motion was made and seconded to appoint Tom Gleason as webmaster and sole member of the Website Committee for fiscal year 2011- 2012. The motion carried with a unanimous vote.

Map Committee: A motion was made and seconded to appoint David Angell as sole member of the Map Committee for fiscal year 2011- 2012. The motion carried with a unanimous vote.

13) Designate Dates for Meetings

A motion was made and seconded to designate the 2nd Wednesday of October (12), January (11), April (11) & June (13) at 5:30 PM for Board of Directors meetings and July 21, 2012 at 9:30 AM (tentative) as the date for the Annual Meeting.

14) Revised MDC Guidelines

Tabled until next Board meeting.

15) Collection of Delinquent Assessments

Tabled until October 2011 Board meeting.

16) Consider Options for Controlling Trespassing/Speeding on the Primary Roadway

Tabled until October 2011 Board meeting.

17) Variance Requests

a) A motion was made and seconded to put a barn 6 feet from a property line at 7737 Rio Bravo. The motion failed by a unanimous vote.

b) A motion was made and seconded that the Board accept the fence variation request for Section 23, lot 081. The motion failed by a unanimous vote.

18) Call to Membership

No member requested the floor.

19) Adjournment

The meeting adjourned at 2:00PM.

Submitted by Linda Gleason, Acting Secretary

Attachments

Treasurer's Report

Financial Statement

3 Canyons Ranch Master Homeowners Association

June 30, 2011

Commercial Checking	**$89,268.04**
Commercial Savings	**$200,010.94**
Capitol Savings	**$71, 679.61**
Total	**$360,958.59**

3 Canyons Road Committee Report for 2010 – 2011

Projects Completed during the past 12 months

- Grass mowing along shoulders
- Road patching
- Culvert Replacement
- Culvert overlay with AB
- Resurface Deer Ridge culvert cut with chip seal
- **Installation of reflectors at driveway and road intersections**

West Gate Report
July 16th, 2011

On June 14th due to the fire, the gate was opened. After the gate was inspected by Signal Gate and the gate safety knox box key and siren activation were checked by the Fry Fire Marshall the gate was activated on July 6th.

That Friday it was discovered that the phone was not working and the problem was reported to Quest who was able to repair the line on July 15th. The gate is now fully functional.

Submitted by
Tom Pickering
Chairman of the West gate committee

Master Design Committee Report
16 July 2011

The Master Design Committee (MDC) received and approved five (5) applications this quarter (May – July).

The MDC collected $175.00 in fees this quarter. MDC expenses for this quarter were $0.00.

The MDC received and approved thirty-four (34) applications this year (July 2010 – July 2011). There are five new constructions ongoing currently. The refundable construction deposits are in the Association's account.

The MDC inspected two new construction completions and the construction deposits were refunded.

The MDC has collected $1840.00 in fees this year. MDC expenses for this year were $284.28.

There are six unresolved Notice of Violation (NOV) letters (Gomez, Paris, Muldowney, Diaz, Waller, and Federal National Mortgage Association) pending action by the Board. Two violations (Paris and Waller) have MDC approved projects to resolve the violations but have not been completed.

The MDC welcomes the opportunity to assist the Association's members, our neighbors, to improve their property while complying with the Association CC&Rs.

Jack Lang
MDC Chairman

3 CANYONS RANCH MASTER HOMEOWNERS ASSOCIATION

Rules for Members Recording of Meetings

(Approved 6-8-2011, upon the approval and with any revisions made by the Association's Attorney)

- Any owner intending to tape or video record a meeting must first provide the Association written notice 24 hours prior to the start of the meeting;

- In order to prevent interruptions, all recording equipment must be in position 15 minutes prior to the start of the meeting;

- Any recording equipment must not produce sound or distracting light emissions;

- All owners utilizing recording equipment must set up the recording equipment in the place designated by the association;

- All recording equipment is the responsibility of the owner, the association is not obligated to provide equipment;

- If any recording equipment fails, the association will not stop the meeting while the equipment is reset;

- Any owner recording a meeting must provide the association an unabridged copy of the recording within ten (10) days after the meeting;

- Any recording shall not be disseminated to members outside of the association without the written consent of the board;

- No recording of a meeting shall be posted, or otherwise made available on the internet without the written consent of the board;

- Any member wishing to record a meeting is required to sign the acknowledgment form (page 2) prior to recording a meeting.

6-8-2011

3 CANYONS RANCH MASTER HOMEOWNERS ASSOCIATION

Acknowledgment Form for Recording of Meetings

The undersigned acknowledges and agrees that:

• A recording of a meeting is not the official record of the meeting, the approved meeting minutes are the official record of the meeting;

• The association does not make any representations as to the authenticity of the recording;

• Any recording shall not be disseminated to members outside of the association without the written consent of the board;

• All rules and regulations adopted by the association will be adhered to during the recording of the meeting.

Name____

Signature____ Date_______________