

**Three Canyons Ranch Master Homeowners Association
Board Meeting Minutes
November 10, 2004**

Members Present:

Beverly Pickering, Patrick Kirk, Keri Sylvyn, Dave and Pat Angell, Ron and Judy Slyter, Carl Gromund, Jane Holland, Donna Willard, Steve Allanson, Nancy Howard, Jack Lang, Christine Paris, Mike, Needham, Greg and Cathy Chouinard

Board Members Present:

Gerald Chouinard, Paul Holland, Rich Frederici, Tom Pickering, Gary Brock, Chris Carson, David Paris, Jim Dobis

Call to Order

5:30 p.m.

Call to Membership

Donna Willard brought to attention an issue that may concern many of our members. Members of the Palominos Group are discussing incorporation. And that it may be prudent for 3 Canyons to be represented at the November 23 meeting.

Acceptance October 13, 2004 Minutes

The Minutes were unanimously accepted.

Acceptance of the Agenda

The Agenda was unanimously accepted.

Committee Reports:

Note: Because this is a special meeting regular committee and board reports will not be heard.

Old Business

Motion was made and seconded to accept the tabled item from our last meeting; Which consisted of A Village Declaration from Sconcho LLC. To establish land use classification in section 21.

Bob Stachel was present at the meeting and explained that the property in question is a medium density classification property and that it's density as defined in our CC&R's is limited to one residence per 4 acres, unless there is a recorded platt of Subdivision. In that case if the developer meets all county requirements such as water availability, etc. then our CC&R's allow a density of one residence per 3 acres.

Vote was 6 for , 2 opposed. Motion was carried.

Call to Membership

Proposition 1:

“Change 2.7 of the by-laws requiring 30% of the total voting power to 10% of the total voting power. All other quorum requirements remain unchanged.”

3016 “yes” votes, 300 “no” votes. Proposition 1 passed.

Opinion Poll:

“ Would you be in favor of decreasing the regular assessment next year if a substantial carry-over is available?

57 “yes” votes, 46 “no” votes.

The election results were certified as accurate by David Stern President and CEO of SiSC and reviewed by the law offices of Cardinal and Stachel.

Adjournment

6:34 pm.

The next meeting will be held on January 12, 2005 at the La Purisma. This Meeting is open to the General Membership. 5:30 p.m.

David Paris
Secretary