

**Three Canyons Ranch Master Homeowners' Association
Board of Directors Meeting Minutes
October 11, 2023**

1. Call to Order. Meeting called to order at 5:30pm at the Palominas Fire Department Training Center, 9222 S. Kings Ranch Rd, Hereford.

2. Introductions and Review of Ground Rules

Directors present

Sec 20E Will Platt
Sec 21 Philip Isaacson
Sec 22 Bowie Clemons
Sec 23 Mike Needham (P)
Sec 27 Wayne Meckling
Sec 28 Stacy Smith
Sec 29 Dean Frazier

Directors absent

Sec 19 Jill Watermann
Sec 20W Lynn Mattingly (VP)
Sec 24 Bob Gilbert
Sec 26 JoAnne Ehasz

The President provided a review of the meeting rules:

3. Revision and/or acceptance of agenda

Revisions: Added updated gate policy Item 13
Accepted: Unanimous Vote

4. Revision and/or acceptance July 8, 2023 Annual Membership Meeting Minutes

Revisions: None
Accepted: Unanimous Vote

5. Revision and/or acceptance July 8, 2023 Board Meeting Minutes

Revisions: None
Accepted: Unanimous

6. Call to membership

No comments from members in attendance

Members attending: Joyce Bender, Barbara Grabowski, Char Meckling, Anne Thompson, Donna Willard

7. President's Report

Updated the 3 Canyons new owner Welcome Letter on Homewise.

Updated the 3 Canyons Financial Appeal and Variance Appeal documents on the website. The 3-month CD matured in August. Reinvested the \$62,000 principal into a 12-month CD at 5.25%. The next CD (6-month term) will mature in November, and I plan to reinvest the \$62,000 principal into a 12-month CD at the best available rate. The reinvestment means we have CDs maturing every 3 months.

Mr. Pranger who volunteered as the Assistant Treasurer at the July meeting has resigned.

Sent a letter to a member reminding them there is a CCR requirement to keep their dogs from being a nuisance. It was reported to me that their dog was barking at times throughout the night.

Comments from members

It was requested to consider posting the welcome letter to new homeowners on the website.

8. Treasurer's Report - Donna Willard

The Treasurer's report is attached to these minutes.

- YTD income and expenses are updated, as are balances for the Operating and Road Accounts.
- TC HOA Investment Accounts are summarized.
- Parcel acreage and annual assessments was addressed.
- Anne Thompson has volunteered to be the Assistant Treasurer this year and will become Treasurer next year.
- Motion made, seconded, and unanimously approved to appoint Ms. Thompson to the Assistant Treasurer position.

Comments from members in attendance:

- Discussed rolling over interest in CD investments.

9. Committee Reports

1. Master Design Committee (MDC) - Will Platt

The following synthesizes key MDC activities for the period 08 July –10 October 2023.

a. GENERAL. The MDC received and responded to multiple general inquiries, requests for information and assistance from members, prospective members and the PMI Team during the period.

b. MEETINGS. The MDC conducted 4 formal meetings to consider MDC business during the period. Video conference meetings were held on 18 July, 08 August, 12 September and 10 October 2023. The monthly MDC meeting originally scheduled for 11 July was rescheduled to 18 July 2023 due to competing priorities. Members were notified of the schedule change via the 3C Website at <https://www.threecanyonsranch.com/index.php>. An overview of salient actions are summarized in Paragraphs C – E below. Specific details are captured in the respective MDC Agendas, Minutes, Voting Logs & Notifications and documented in the MDC Archives.

c. PROJECT REQUEST STATUS:

1. Summary. The MDC received & considered 11 project requests as reflected below. Ten (10) requests were approved resulting in an approval rate of 91% for the current period. (Previous period approval rate was 75%).
2. New Single-Family Residence (SFR) Construction. The MDC considered & approved 2 SFR project requests during the period.
3. Accepted. The MDC considered & approved 8 non-SFR project requests during the period:
4. Rejected. The MDC considered and subsequently was unable to fully approve 1 project request due to non-compliance with proscribed setback requirements (CCR 4.3.4). The member submitted a Request for Variance (RV) which is currently pending before the BOD.

d. VIOLATIONS STATUS:

1. New: The 3C President issued a Notice of Violation for Animal Nuisance (CCR 4.2.4).
2. Ongoing: The MDC has a comprehensive, documented history of one current & ongoing violation. Supporting hardcopy documents will be available for BOD review during the 11 October 2023 meeting.

e. MISCELLANEOUS: The BOD voted to approved the MDC Team for the 2023-2024 Term on 08 July 2003. Current MDC Team points of contact are posted on the 3C website.

2. Road Committee: (report submitted by Bob Gilbert who could not attend the meeting)

- a) Fence Cuts
 - a. 2 cuts since last meeting. All have been repaired.
 - b. 1982 White standard cab shortbed Ford truck with temp paper license plate was parked for about 9 days until removed.
- b) Spraying for weeds along 3 Canyons is complete as is the second mowing of the season.
- c) NOTICE: BNR Paving has completed the repairs between Rte 92 and the West Gate. Grading work was not done on the shoulders prior to the repairs to correct ongoing drainage problems as I was unable to obtain a signed release of liability from Castle and Cooke.
- d) BNR will provide an estimate for paving from Route 92 to Palominas Road and a second estimate from Route 92 to the East Gate. These are for planning purposes so we know what to expect funds wise to cover the paving that should occur in the 2025-2027 time frame.
- e) I have planned for one additional mowing in mid to late November if needed. Due to very little monsoon activity, it may not be needed.
- f) 2 curb cut packages received and reviewed.

3. Gate – Joyce Bender

- a) The Gate Committee report is attached to these minutes.
 - Contractor codes have been addressed
 - Compromised codes have been removed

4. Traffic Control -Donna Willard

The Traffic Control Committee report is attached to these minutes.

5. Maps – Donna Willard

The Maps Committee report is attached to these minutes.

Mr. Needham mentioned that property owners should check their property deeds to determine where their easements are located, if applicable.

Old Business

10. Section 26 Roads/Fencing

Joanne Ehasz sent the BOD the following report on the Section 26 fencing.

Recommendation: After weighing information regarding fencing and road improvement costs the committee determined it is not feasible to install a perimeter fence. The perimeter fence would be 1.25 to 1.5 miles. A gate would need to be installed for public safety departments and for SSVEC access as Calle Cielo Grande is an SSVEC easement. There are two miles of roads that would need improvements. One mile of road would require approximately 3 feet of fill to reach grade. All roads would need drainage engineered for runoff management due to numerous washes entering the roads.

New Business

11. Gate Budget Revision 2023-2024

Revised gate budget will be added to next fiscal year.

Mr. Needham requested Ms. Bender obtain what is covered under the current contract with Signal Gates.

12. Appeals

- Financial - Young: Sec 28 01-0112 Assessment late fee

Discussion: Assessments are due 1 July every year. All members share this responsibility to pay HOA dues on time each year.

Voting results: Appeal unanimously denied (Mr. Frazier not present for the vote)

Appeals (Cont'd)

- Financial - Rendon: Sec 21 01-269 Assessment late fee

Discussion: Assessments are due 1 July every year. All members share this responsibility to pay HOA dues on time each year.

Voting results: Appeal unanimously denied (Mr. Frazier not present for the vote)

- Variance - Hidalgo: Sec 20E 27-043Q Variance of 9' on east and west boundary setback

Voting results: Appeal unanimously approved (Mr. Frazier not present for the vote)

13. Gate Policy Revision

- The BoD received an updated 3 Canyons Gate Policy
- Discussed putting final version on the threecanyonsranch.com website.
- Discussed process for giving new projects and associated contractors a temporary gate code connected to that project and then removed at the completion of the project.
- Gate committee will work with MDC to link termination of code and completion of project.
- Mr. Pratt and Mr. Isaacson discussed the complexities of implementing this process.
- Mr. Pratt will lead internal discussion with MDC to discuss the specifics of the process.
- The updated policy will be discussed at a future meeting.

14. Call to Membership

15. Executive Session - Directors, Officers, Committee Leads only

The meeting was to discuss a possible Arizona Department of Real Estate Hearing.

16. Adjournment

The meeting was adjourned by Mike Needham at 7:26p

Committee Reports:

1..MDC REPORT

MEMORANDUM FOR: 3 Canyons Ranch Master Homeowners (3C) Board of Directors (BOD)
SUBJECT: Master Design Committee (MDC) Summary – 11 October 2023

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e. MISCELLANEOUS: The BOD voted to approved the MDC Team for the 2023-2024 Term on 08 July 2023. Current MDC Team points of contact are posted on the 3C website.

Respectfully submitted,

WILL PLATT MDC Chair 3C HOA

Committee Reports, cont'd:

2. Road Committee Report

3 Canyons Master HOA Road Committee Report for 11 Oct 2023.

1. Fence Cuts

- a. 2 cuts since last meeting. All have been repaired.
 - b. 1982 White standard cab shortbed Ford truck with temp paper license plate was parked for about 9 days until removed.
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5. I have planned for one additional mowing in mid to late November if needed. Due to very little monsoon activity, it may not be needed.
6. 2 curb cut packages received and reviewed.
7. No additional activity at this time.

Submitted:

Bob Gilbert
Road Committee Chair 3 Canyons Master HOA

Committee Reports, cont'd:

3. TRAFFIC CONTROL COMMITTEE October 11, 2023

Cameras were repaired, new equipment was installed. When tested all cameras worked and the video playback could be accessed.

Purchased 4 Game cameras from Amazon. Placed one camera at the South end of Siesta Way for a few days. Removed camera to check photos, nothing on photos except surrounding area. Philip reset the settings on the camera and I have not as yet replaced the camera at the same location.

Tried twice to contact Sgt. Borquez at CCSO, no response. Called the CCSO Sierra Vista Office and was given a new contact person and phone number. I have not as yet contacted this new contact person.

Respectfully Submitted

Donna R. Willard Chairperson

4. TREASURER'S REPORT

Quarterly Report July 1, 2023 through September 30, 2023 October 11, 2023

1. Total Income YTD : \$169,093.92.00
2. Total Expenses YTD : \$26,232.00
3. Balance for the Operating Account: \$147,057.80
4. Balance for Road Account as of September 30, 2023: \$283,912.29
5. Balance for Edward Jones CD Investments: \$250,362.77 as of October 10,

2023. Insured Bank Deposit Balance \$877.35 with interest rate of 1.70%

6. Total Assessments in arrears \$27,821.93
7. Total % of Assessments Collected: 83%
8. Advised by Kaycee at Smith & Wamsley to cease changing the parcel acreage for the annual assessments in an email dated 10/05/2023 at 09:57AM
9. Anne Thompson has volunteered to assist and with Board Approval take over the Treasurer's duties on August 1, 2024

Questions.

Respectfully Submitted by Donna Willard, Treasurer October 11, 2023

Committee Reports, cont'd:

5. Gate Committee Report

October 11, 2023

It has been a nice, slow quarter.

Gate repairs: There have not been any major problems this quarter. Minor problems that a reset with the key at the box fixed the issue.

Managing Current Codes: Donna and I continue to work to deter trespassers. I have added contacted and added several vendors. I have contacted the residents if the code used appeared to be compromised. I provided a new code and a date when the old code would be deleted. So far, new codes needing to be issued has slowed down.

Respectfully presented:
Joyce Bender