

**Three Canyons Ranch Master Homeowners Association  
Monthly Meeting  
August 13, 2003**

**Board Members Present:** T. Pickering, J. Arndt, D. Paris, D. Crowley, P. Holland, C. Carson, G. Chouinard, G. Brock

**Absent:** E. Guidroz, J. Dobis

**Members Present;** Beverly Pickering, Tommy Stoner, Ron Slyter, Don Sette, Grant McClain.

**Call to Order: 5:30 p.m.**

T. Pickering announced that during the annual meeting a question was raised as to whether or not a quorum was present. As defined in the bylaws, thirty percent of the membership must be present. After consideration we were unable to construct an accurate record to ascertain whether or not a quorum was present.

In consideration that no business was conducted other than the election of officers and after carefully reviewing with counsel, T. Pickering announced that as president he would step down and turn the gavel over to G. Chouinard, a carryover and senior board member.

G. Chouinard announced that in keeping with article 3.3 of our bylaws, motion is made to have the following people serve on the board of directors; Gary Brock, Paul Holland, Jim Dobis, Darryl Crowley, Rich Fredereci, Tom Pickering, and Chris Carson. Only Carryover members were allowed to vote.

**Motion was seconded, and carried.**

G. Chouinard then turned the gavel back over to T. Pickering

T. Pickering announced that in keeping with article 4.1 , Officers are determined by the board and made a motion that the officers elected on July 26, 2003 be retained.

**Motion was carried unanimously.**

**Acceptance of July 26, 2003 minutes. Approved unanimously.**

**Acceptance of Agenda. Approved unanimously.**

**Call to membership:**

**President's report:**

T. Pickering stated that the annual meeting was a success. He also stated that as a recurring theme that this is our association and everyone's input is needed.

### **Treasurer's report**

G. Brock made the following recommendations to the board;

To make an early principle payment on the bank one loan normally due in Nov.

**Motion was made, seconded, and passed unanimously**

To transfer the Association's bank account from Compass Bank to Well's Fargo Bank due to location and business hours.

G. Brock made a motion to allow J. Arndt, the Association's Vice President, the authority to sign checks over \$500.00 dollars in case T. Pickering is unavailable.

**Motion was seconded and passed unanimously.**

### **Attorney's Report**

T. Pickering announced that the attorney was asked not to attend the meeting to reduce costs.

T. Pickering announced that the only action pending was against a member who destroyed fencing, George Checopolous, and that a judgment must first be obtained for the costs of removing the fence before a lien can be established and that we plan to continue with this

T. Pickering reported that the Association was not currently involved in any litigation.

### **Committee Nominations**

**Gate Committee;** Ron Slyter, Tom Pickering, Jim Arndt, John Straub, John Sauter

**Fence Committee;** Evans Guidroz, Grant McClain, Ron Slyter

**Map Committee;** David Angel

**Website Committee;** Gerry Chouinard, Bob Wisner

**Road Committee;** Darryl Crowley, Jim Dobis

**Governing Documents;** Tommy Stoner, Gary Brock, Grant McClain, Mike Reed

**Master Design Committee;** Rich Fredericci, David Angel, Darryl Crowley, Donna Willard.

**Cleanup Committee;** ChrisCarson

**Motion was made to confirm the committees as stated, seconded and passed unanimously**

## **Committee Reports**

### **Master Design**

Darryl Crowley reported that four new houses were approved.  
Two pending requirements for building permits.  
Darryl Crowley also reported that several older violation proceedings were being resumed.

### **Gate Committee**

Jim Arndt reported that on 8/8/03 the west gate was stuck by lightning and that a part was burned. A new part was ordered and should arrive soon to replace it.  
A member suggested we could submit an insurance claim. Another member suggested we get a supplemental insurance policy from SSVEC against further strikes. Jim stated he would look into it.

### **Fence Committee**

Nothing new to report

### **Membership Committee**

Nothing new to report

### **Website Committee**

Gerry Chouinard stated that the Website was working beautifully but nothing new to report.

### **Road Committee**

Darryl Crowley reported that several areas of three canyons road had been marked with white paint to identify which areas were in need of repair and that several bids were being taken to have them repaired.  
Darryl also reported that bids were being taken for herbicides to combat against encroaching plants on the edge of the road.

## **Governing Documents**

Gary Brock reported that the amendment to the CC& R's vote was not passed. Out of a total of 9422 votes available, 979 votes were negative, 3935 votes were affirmative, 4711 votes were needed to pass the amendment.

### **Old Business**

Nothing to report

### **New Business**

Motion was made and seconded to change the board meeting schedule from monthly to quarterly. After discussion the motion was modified to change the board meeting schedule from monthly to quarterly with an annual meeting for a total of 5 meetings throughout the year. **Motion was seconded and passed unanimously.**

Motion was made to do a traffic survey by an outside source for a fee not to exceed \$450.00. **Motion was seconded and after discussion was passed unanimously.**

### **Call to Membership**

One member stated that he had an excursion into his house and the sheriff's office did not get a unit there for an hour and a half and suggested that they be given a map to familiarize them with the area.

Several board members stated that local fire, law enforcement, and border patrol have full access to all areas of three canyons but they will disseminate the information again just to be sure.

### **Board Meeting Schedule:**

**October 8, 2003**

**January 14, 2004**

**April 14, 2004**

**June 9, 2004**

**Annual meeting** will be held in **July 2004** with the date to be determined.

**Board Meetings** will be held at the **La Purisma Retreat Center on Stoneridge Road.**

The meeting was adjourned at 6:32 p.m.

**David Paris**

**Secretary**