

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Regular Quarterly Board of Directors (BOD) Meeting
June 13, 2007, 5:30 PM, at La Purisima Center**

Board Members Present:

Gary Brock, Lois Bloom, Greg Chouinard, Ron Slyter, Frank Diaz, Carl Bromund,
Richard Dirks

Officers:

President, Carl Bromund
Vice President, Richard Dirks
Secretary, Greg Chouinard
Treasurer, Gary Brock

Call to Order

The meeting was called to order at 5:33 PM by President, Carl Bromund

Introduction of Board Members

The Board Members introduced themselves to the Membership.

Acceptance of Agenda

A motion was made and seconded to adopt the meeting agenda. The motion to adopt the meeting agenda was carried unanimously.

Acceptance of April 11, 2007 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of April 11, 2007. The motion to accept the minutes was carried unanimously.

Call to Membership

No members requested the floor.

Committee Reports:

Master Design Committee (MDC)

A report was given by Chairman Kenny Ellingson.

Mail Committee

A report was given by Chairman Jack Lang.

Gate Committee

A report was given by Chairman Tom Pickering.

See "GATE COMMITTEE RECOMMENDATIONS" on pages 5 and 6.

A motion was made and seconded to accept the recommendation from the Gate Committee for both West and East gates. The motion failed by a vote of 1 for, 6 opposed.

A motion was made and seconded for the West gate relocation to be placed on the July ballot with construction at a cost not to exceed \$125,000, and at a location just West of Fairfield road on Castle & Cook property, subject to the condition that a satisfactory lease be negotiated that includes a 20 year term, a nominal cost, and future relocation at the expense of Castle & Cook, if required prior to the end of the lease term. The motion was carried by a vote of 5 for, 2 opposed.

New Business:

1. Appointment of Kenny Ellingson as Board Member from Section 24.

A motion was made and seconded to appoint Kenny Ellingson as Board Member representing Section 24. The motion was carried unanimously.

2. Approval of Ballot for Annual Membership Meeting

A motion was made and seconded that the following measure be put on the July Annual Meeting Ballot; A one-year capital assessment of a planned \$4.00 per membership, not to exceed \$6.00 per membership, for the purpose of relocating the West gate. The motion was carried unanimously.

3. Draft CC&R Amendment

A motion was made and seconded to amend CC&R's with the following; Notwithstanding the provisions of Section 6.1 (a), the Board (by a three-quarters vote) may grant one additional membership for a fractional acre if the member requests such an additional membership.

After much discussion, a motion was made and seconded to table the CC&R amendment. The motion was carried unanimously.

4. Appointment of Voting Committee for Annual Membership Meeting

A motion was made and seconded to appoint Jack Lang, Linda Gleason, and Meg Rickard to the Voting Committee for the Annual Membership Meeting. The motion was carried unanimously.

Appeals:

1. Gilbert

A motion was made and seconded to grant the requested variance (Sec. 26, Lot 104-01-103-F). The motion was carried unanimously.

2. Heinemann / Walston

A motion was made and seconded to approve the recommencing of construction immediately on the Heinemann lot (104-27-096 L) provided that construction must cease if within 30 days the Goins lot (West half of 104-27-096 M) has not been acquired by Mark Walston, and a swap of land been accomplished with the Heinemann lot to cause the improvements on the Heinemann lot to be in compliance with the 100 foot setbacks required by Sec. 4.3.4 of the CC&R's. The motion was carried by a vote of 7 for, 1 opposed.

3. Refund of Witwer Construction Deposit

A motion was made and seconded to return the Witwers refundable construction deposit. The motion was carried unanimously.

TREASURERS REPORT / BOARD MEETING 6/13/2007

Account Balances as of 5/31/07, provided by CNJ Bookkeeping:

Regular / General Checking Account: (includes settlement check)	\$98,510.12
Capital Checking Account:	\$13,490.12
Capital Savings Account: (total capital accts \$71,172.65)	\$57,682.53 -----
Total Regular / Capital Accounts:	\$169,682.77

Settlement check of \$55,000 from Ernie Graves was deposited 4/13/07 into the regular/general checking account.

Delinquent assessments from fiscal year 7/06 – 6/07: \$5,952.00

Review check detail and deposit detail reports from CNJ Bookkeeping (internal audit by the board). All invoices are present at the board meetings for review if requested.

The Chase Bank lockbox account has been opened and is operational as of May 2007, thanks to Carl Bromund's efforts.

Gary Brock, Treasurer

Call to Membership

Two members requested the floor.

Bud Frazee suggested we consider installing speed humps on 3 Canyons Road and asked the Board to form a committee to investigate speed humps for 3 Canyons Road.

Rick Dirks (Wild Horse) announced his resignation from the Board of Directors, effective at the adjournment of this (June 13) meeting.

Adjournment:

A motion was made to adjourn. The motion was seconded and was carried unanimously
The meeting was adjourned at 9:23 PM.

Submitted By: Greg Chouinard, Secretary

GATE COMMITTEE RECOMMENDATIONS

On May 9, 2007, the gate committee met to decide where the gates on 3 Canyons Rd. should be located. Recognizing that perhaps the biggest challenge facing the association for this year is the location, construction and operation of the gates, a great deal of investigation and debate transpired before the recommendations were formulated. The committee members, Judy Slyter, Ron Slyter, Richard Frederici, Jim Dobis and Tom Pickering recommend the follow:

WEST GATE

The present gate is located on Castle & Cook property that is being developed and must be relocated. During a preliminary meeting with Castle & Cook on March 22, 2007 they indicated they would lease land to us on their property, design and construct the gate along with theirs at their cost and honor our current gate agreement where they will pay for half of all maintenance cost incurred to date. Approval of the gate design, operation etc. would still remain with the 3 Canyons board with input from the gate committee. The three primary West gate locations are as follows:

Location # 1. 3 Canyons Rd. Approximately 150' west of the 3 canyons association west property line.

Advantages

1. Low cost
2. All 3 Canyons members having access to 3 Canyons Rd. would be within the gate area.

Disadvantages

1. The Palominas school district property located in section 20W would only be accessible from 3 Canyons Rd. via a controlled access gate. If the land is ever developed by the school board or some other government entry, public access would not be practicable. If the land is sold to a developer however, they would fall under 3 Canyons HOA and there would not be a problem.

Location # 2. 3 Canyons Rd. just east of Fairfield Rd.

Advantages

1. All 3 Canyons members having access to 3 Canyons Rd. would be within the gate area.

Disadvantages

1. There are safety and traffic congestion concerns with the connection between Fairfield Rd. and 3 Canyons Rd. requiring a 270 degree turn.
2. As of this date the Palominas School Board has not released a quitclaim deed for the property along 3 Canyons Rd.
3. The school property would still have limited access from 3 Canyons Rd. However, at this location the gate could be reworked to give access to the school property off of Fairfield Rd. A second gate may be required for Fairfield Rd. north of the school property. This still may not be acceptable to the school board.
4. With the turn around, this is the most expensive of the 3 locations.

Location # 3. 3 Canyons Rd. approximately ¼th mile east of Fairfield Rd.

Advantages

1. Full public access to Palominas School Property.

Disadvantages

1. Members using Fairfield Rd. and 4 or 5 lots by Arab Rd. would not be within the gate area.

WEST GATE RECOMMENDATION

While there is no perfect solution to the gate location, location # 1. (on Castle & Cook property) with a proper long term lease seems to be the most advantages and therefore is recommended. This recommendation would hold even if the Palominas School Board executes a quitclaim deed to 3 Canyons.

It is further recommended that Castle & Cook be advised immediately so their plans may be finalized otherwise, we may loose our window of opportunity. Gate procedures, opening devices etc. will be studied and submitted at a later date. .

EAST GATE LOCATION AND RECOMMENDATION

Ideally the gate would be located near Palominas Rd., placing all 3 Canyon members within the gate area. A 2nd road way from Rio Santiago south of 3 Canyons Rd. to Palominas Rd. would be required so they can only exit and enter their property from Palominas Rd. However, 3 Canyons property narrows from 120' to 70' beyond Kings Ranch Rd. and does not have enough shoulder area to construct an access road and gate. It is therefore recommended the gate be constructed between the two Rio Santiago roads connecting with 3 Canyons Rd. This location would have a relatively low cost and still restrict the illegal traffic from Rio Santiago. However, it would place all of section 20E and possibly 1 or 2 lots of section 19 outside the gate area even though traffic along 3 Canyons Rd would certainly be reduced.

