

**Minutes of the Meeting of 3 Canyons Ranch
Master Homeowners Association (MHOA)
Regular Quarterly Board of Directors (BOD) Meeting
July 17, 2010, following the Annual Membership Meeting,
at Buena Performing Arts Center Lecture Pod (Buena High School)**

Board Members Present:

Linda Gleason (19), Connie Foust (20E), John Langholff (20W), Greg Chouinard (22), Ron Slyter (23), Richard Frederici (24), Carl Bromund (27)

Officers:

President, Carl Bromund
Vice President, Greg Chouinard (Elected at this meeting)
Secretary, Linda Gleason (Elected at this meeting)
Treasurer, Connie Foust

Call to Order

The meeting was called to order at 10:05 AM by President, Carl Bromund

Acceptance of Agenda

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

Acceptance of June 9, 2010 MHOA Board Meeting Minutes

A motion was made and seconded to accept the minutes from the Board of Directors (BOD) meeting of June 9, 2010. The motion to accept the minutes was carried unanimously.

Call to Membership

No members requested the floor.

Committee Reports:

Gate Committee

A verbal report was given by Tom Pickering. Mr. Pickering requested that Gate Administrator John Stone's contact information be posted on the HOA Website:

john.stone @us.army.mil
(520)559-5291

Road Committee

A report was given by Chairman Jim Dobis. (See Attachments, page 4)

Master Design Committee (MDC)

A report was given by Chairman Jack Lang. (See Attachments, page 5)

Business:

1. Election of Officers:

A motion was made and seconded to elect Carl Bromund (for fiscal 2010-2011) as President. The motion was carried by a vote of 6 for, 1 abstain.

A motion was made and seconded to elect Greg Chouinard (for fiscal 2010-2011) as Vice President. The motion was carried by a vote of 6 for, 1 abstain.

A motion was made and seconded to elect Linda Gleason (for fiscal 2010-2011) as Secretary. The motion was carried by a vote of 6 for, 1 abstain.

A motion was made and seconded to elect Connie Foust (for fiscal 2010-2011) as Treasurer. The motion was carried by a vote of 6 for, 1 abstain.

2. Delinquent Assessments:

A motion was made and seconded to file recorded assessment liens against late assessment homeowners from 2008 and 2009. The motion failed by a vote of 1 for, 6 opposed.

A motion was made and seconded to file recorded assessment liens against late assessments over one year old, on an ongoing basis. The motion carried unanimously.

3. Formation of Committees:

Master Design Committee (MDC)

A motion was made and seconded to accept the following members to the Master Design Committee (MDC):

Eileen McMannon (19E)	Grant MacLean (23)
Myrna Johnson (20E)	John Hightower (24)
Jerry Rovner (20W)	Jim Picard (26)
Cathy Chouinard (22)	Jack Lang (27)

The motion to accept the Master Design Committee members carried unanimously.

Gate Administration Committee:

A motion was made and seconded to form a Gate Administration Committee consisting of the following Members:

Tom Pickering	Judy Slyter
Rich Federici	Ron Slyter
Jim Dobis	

The motion to form the Gate Administration Committee members carried unanimously.

Road Committee:

A motion was made and seconded to accept the following members to the Road Committee:

Jim Dobis	Bob Gilbert
Rich Federici	Connie Foust

The motion to accept the Road Committee members carried unanimously.

East Gate Committee:

A motion was made and seconded to form an East Gate Committee consisting of the following Members:

Greg Chouinard (22) Ray Falkenberg (19)
Myrna Johnson (20E)

The motion to form an East Gate Committee carried unanimously.

Governing Documents Committee:

A motion was made and seconded to form a Governing Documents Committee consisting of the following Member:

John Langholff

The motion to form a Governing Documents Committee carried unanimously.

4. Designate Dates for Meetings:

A motion was made and seconded to accept the 2nd Wednesday of October, January, April & June at 5:30 PM for BOD meetings, and Saturday, July 16, 2011 as the date for the Annual Membership Meeting.

The motion to accept the meeting dates carried unanimously.

Board of Directors Meeting dates:

October 13, 2010

January 12, 2011

April 13, 2011

June 8, 2011

5. CC&R Amendments:

A motion was made and seconded to approve the proposed amendment to CC&R Section 4.2.6 (to be put to a membership vote). (See Attachments, page 6) The motion failed by a vote of 1 for, 6 opposed.

Call to Membership

Several members requested the floor.

Adjournment:

A motion was made to adjourn. The motion was seconded and was carried unanimously
The meeting was adjourned at 1:34 PM.

Submitted By: Greg Chouinard, Acting Secretary

6. CC&R Enforcement:

A discussion was held regarding a particular property with numerous violations of CC&Rs. A decision was made to contact the fire marshall and the Trustee of the foreclosed property.

Added by: Linda Gleason, Secretary

Attachments:

Road Committee Report for Annual Meeting, 17 July 2010

Routine Items: Ongoing

Mowing: The mowing of 3 Canyons Road shoulders is ongoing and will be completed as necessary.

Road Patching: Road patching is completed as warranted and continues to require more attention as the road surface continues to deteriorate.

Sign Work: Replacement of signs continues due to the theft of signs, vandalism and wind damage.

Current Projects:

Culvert Work: Culvert work will include the replacement of damaged culverts due to crushing and silting.

Repaving: The repaving of 6 miles of chip sealed road with 1 ½ inches of blacktop.

Traffic Calming: Traffic calming devices. The additional research of traffic calming devices includes the placement of the devices as well as liability issues.

Please welcome two new members to the Road Committee:

Connie Foust and Rich Frederici

Master Design Committee Report
17 July 2010

The Master Design Committee (MDC) received and approved six (8) applications this quarter (May – July). One of the applications received was for an addition to an existing home.

The MDC collected \$445.00 in fees this quarter. MDC expenses for this quarter were \$8.57. Inspection was completed on one home and the \$1000.00 new construction deposit was refunded.

The MDC received and approved twenty-three (23) applications this year (July 2009 – July 2010). There are three new constructions ongoing currently. The refundable construction deposits are in the Association's account.

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

The MDC has collected \$1465.00 in fees this year. MDC expenses for this year were \$191.09.

The two Notice of Violation letters issued last quarter to Gomez and Zamora have not been resolved and the properties are in violation of the CC&Rs.

The vehicles on the Gomez property have been reduced to three or four. The Zamora property has been abandoned and is in violation of CC&Rs sections 4.2.9, 4.2.17, and 4.2.19. The CC&Rs section 7.4 empower the Board to clean up the property and proceed with the standard collection process. The Board needs to act or property values in 3 Canyons Ranch will continue to suffer.

The MDC continues to receive complaints that Quest has not moved their line so SSVEC can remove the remaining power poles from Three Canyons Road. The MDC was unable from October 2009 to March 2010 to get Quest cooperation so the matter went to the Board in April 2010 with similar results. The Board needs to take stronger action.

The vehicle action is ongoing. In the process of working with some owners the principle arguments are:

The CC&Rs do not require a garage on the property so why am I in violation.

Why is it a violation if my vehicle is parked overnight but not a violation if a 5th wheel trailer is parked overnight to load supplies.

My Board member is not in compliance so why should I have to be.

How long can a vehicle be parked before it is in violation of the CC&Rs.

The MDC would like the Board to discuss these arguments to ensure the MDC is on the same page as the Board when dealing with the property owners.

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

Proposed Rule Changes to Section 4.2.6 Boats and Motorized Vehicles

- (1) No boats, recreational vehicles or other travel trailers, campers, pop-up tent trailers, buses, ATVs, tractors, lawnmowers or other motorized equipment shall be parked or stored on Common Areas, on private roads in 3 Canyons or on any property except as follows;
 - (A) Within an enclosed garage, barn or other structure previously approved by the Master Design Committee .
 - (B) Parked in an area that cannot be seen from any road or neighboring property .
 - (C) Parked in a screened area previously approved by the Master Design committee.
 - (D) An exception for periods of no more than 24 hours for loading/unloading of vehicles as described in paragraph (1) above on the property's garage apron , driveway, or other Master Design committee approved area.
- (2) Properly licensed, registered and operable cars, trucks and motorcycles may also be parked on the property's garage apron or driveway. The number of vehicles allowed in the open on a property shall be limited to no more than one per licensed driver either in residence or as a guest. The Board may remove or cause to be removed any vehicle parked in an unauthorized manner or area, at the expense of the owner, in any manner consistent with law.
- (3) Inoperable vehicles or vehicles needing repair, service, rebuilding, restoration or modifications of any type must be kept in an enclosed garage, barn, structure or other enclosure or screened area previously approved by the Master Design Committee The only exception shall be emergency vehicle repairs of a duration of no more than 24 hours in total, or in order for a vehicle to be relocated to an appropriate repair location within the same time limit of 24 hours.
- (4) Motorized vehicles and recreational vehicles of guests to 3 Canyons property shall be allowed to park in a driveway or adjacent to an electrical hook-up on the property for up to one week without prior approval. Any periods of over a week must be reported to and approved by the Master Design Committee as a special circumstance. Guests shall be expected to comply with all 3 Canyons rules and regulations.