

**2021 FALL BOARD of DIRECTORS MEETING MINUTES (DRAFT)**  
Saturday, October 16, 2021 — Mattingly Residence, 5910 E. Hunter Creek Court

**Call to Order:** 9:31 AM

**Establish Board Quorum:** Quorum established with 3 of 3 present.  
Lynn Mattingly, President; Mark Doyle, Vice-President; Wafaa Smith, Board Member-at-Large.

**Member Representation:** 9 homes were represented.  
Bloom, Ewing, Doyle, Firlle, Harris, Hoeft, Mattingly, Smith, Sticha.

**Approval of Board Meeting Agenda:** Motion to accept, seconded, approved.

**Approval of Minutes from Spring Board Meeting:** Motion to accept, seconded, approved.

**President's Report:** Lynn Mattingly summarized the transition of management companies for the 3Canyons master HOA, from Stachel & Associates to Platinum Management Inc.

**Treasurer's Report**

- Reviewed YTD financials.
- Motion to increase the basic annual assessment to \$315 (a 5% increase) beginning in 2022, seconded, approved.
- Proposal to allocate the 2021 budget credit of \$2,820 into the Road Maintenance budget. Board agreed after open discussion.
- Action Item: Lynn Mattingly will negotiate a mowing contract, minus front entry clean-up and drip irrigation maintenance. Both latter tasks to be done going forward by a professional landscape company.
- Action Item: Lynn Mattingly will obtain estimates on paving the mailbox area (chip-seal and concrete). Motion for a straw poll to members regarding a Special Assessment for the paving options.

**Financial Review Committee:** Each year a minimum of two members review year-end financials, report to the board, and then post results on our website (ARS 33-1810). Lynn Mattingly nominated Sarah Sticha and Greg Valentine, seconded, and approved. Thank you Sarah and Greg!

**Open Call to Membership**

No comments.

**Adjournment:** Motion to adjourn, seconded, accepted. Adjourned 10:20 AM.

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	Jan-Sept 2021	4th Qtr Estimate	2021 Budget	\$ Over / Under Budget	2021 % of Budget	2022 Budget (Proposed)	Budget Notes
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Transfer Fees	600.00	400.00	600.00	400.00	167%	600.00	Est 3 Transfers
VDO Assessments	27,153.21	0.00	27,240.00	-86.79	100%	27,900.00	39 x \$675; 5 x \$315)
<b>Total Income</b>	<b>27,753.21</b>	<b>400.00</b>	<b>27,840.00</b>	<b>313.21</b>	<b>101%</b>	<b>28,500.00</b>	
<b>Gross Profit</b>	<b>27,753.21</b>	<b>400.00</b>	<b>27,840.00</b>	<b>313.21</b>	<b>101%</b>		
<b>Expense</b>							
3 Canyons Assessments	1,245.00	0.00	1,300.00	-55.00	96%	1,300.00	
Az Corporation Commission	10.00	0.00	10.00	0.00	100%	10.00	
Bank Service Fees	0.00	0.00	15.00	-15.00	0%	15.00	
Income Tax	0.00	0.00	10.00	-10.00	0%	0.00	No tax for us
Insurance	755.00	0.00	775.00	-20.00	97%	800.00	Small increase
Legal Fees	0.00	0.00	800.00	-800.00	0%	600.00	
Maintenance							
Grass Cutting	1,575.00	300.00	2,000.00	-125.00	94%	1,800.00	Revise
Landscaping	0.00	0.00	550.00	-550.00	0%	1,250.00	Twice yearly by landscaper
Monument Area	1,303.31	500.00	500.00	1,303.31	261%	250.00	Should be good now.
Road Maintenance/Repair	0.00	0.00	650.00	-650.00	0%	650.00	
Trash Pick up	0.00	50.00	100.00	-50.00	0%	50.00	
<b>Total Maintenance</b>	<b>2,878.31</b>	<b>\$850.00</b>	<b>3,800.00</b>	<b>-71.69</b>	<b>76%</b>	<b>4,000.00</b>	
<b>Office Expense</b>							
Printing Costs	0.00	0.00	65.00	-65.00	0.0%	25.00	
VDO Web Page	0.00	0.00	250.00	-250.00	0.0%	250.00	Every other year is \$500
<b>Total Office Expense</b>	<b>0.00</b>	<b>\$0.00</b>	<b>315.00</b>	<b>-315.00</b>	<b>0.0%</b>	<b>275.00</b>	
<b>Postmaster</b>							
Post Office Box	67.00	0.00	80.00	-13.00	84%	75.00	
<b>Total Postmaster</b>	<b>67.00</b>	<b>\$0.00</b>	<b>80.00</b>	<b>-13.00</b>	<b>84%</b>	<b>75.00</b>	
Property Taxes	0.00	8.00	15.00	-7.00	53%	8.00	
Recording Fee	30.00	0.00	0.00	30.00	100%	30.00	
Road Maintenance Reserve	0.00	\$8,480.29	5,660.00	2,820.29	150%	7,500.00	Increase to road fund
Utilities							
Electricity	413.23	206.50	620.00	-0.27	100%	640.00	
Internet Fees	8,876.07	4,000.00	14,040.00	-1,163.93	92%	14,000.00	
Water	289.81	44.00	400.00	-66.19	83%	400.00	
<b>Total Utilities</b>	<b>9,579.11</b>	<b>4,250.50</b>	<b>15,060.00</b>	<b>-1,230.39</b>	<b>92%</b>	<b>15,040.00</b>	
<b>Total Expense</b>	<b>14,564.42</b>	<b>13,588.79</b>	<b>27,840.00</b>	<b>313.21</b>	<b>101%</b>	<b>29,653.00</b>	
<b>Net Ordinary Income</b>	<b>13,188.79</b>	<b>-13,188.79</b>	<b>0.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>1,153.00</b>	
<b>Other Income/Expense</b>							
Other Income							
Interest Income	1.63					2.00	Puny interest from bank.
<b>Total Other Income</b>	<b>1.63</b>						
<b>Net Other Income</b>	<b>1.63</b>		<b>0.00</b>	<b>1.63</b>	<b>100%</b>	<b>2.00</b>	
<b>Net Income</b>	<b>1.63</b>		<b>0.00</b>	<b>1.63</b>	<b>100%</b>	<b>1,155.00</b>	
<b>As of 9/31/21:</b>							
Operating Account Balance:	\$26,548.20						
Road Savings Account Balance:	\$21,819.68						
Lot 12 Uncollectible (Bad) Debt:	\$2,720.27						

### Estimated Road Maintenance Costs:

Item	Amount	Year	Notes	Basic Assessment
Road Account Balance Forward	\$21,820.00	2020		\$300.00
Allocate to Road Fund:	\$8,480.00	2021	\$5,660 + \$2,820 from OA	\$300.00
Allocate to Road Fund:	\$7,500.00	2022		\$315.00
<i>Suggestions per BNR Reports 4/6/21:</i>				
Crackfilling:	-\$11,225.00	2022	Every 3 years	
Repairs @ Two Sunken Areas:	-\$2,583.00	2022	Needed now	
Re-Grade Mailbox Area:	-\$1,673.00	2022	"	
Road Account Balance Forward	\$22,319.00			
Allocate to Road Fund:	\$8,000.00	2023		\$330.00
Allocate to Road Fund:	\$8,500.00	2024		\$360.00
Allocate to Road Fund:	\$9,000.00	2025		\$390.00
Sealcoating, Crackfill & \$3K Repairs	-\$45,516.00	2025	1-Coat, 6 years	
Road Account Balance Forward:	\$2,303.00			
Allocate to Road Fund:	\$10,500.00	2026		\$420.00
Allocate to Road Fund:	\$11,000.00	2027		\$450.00
Allocate to Road Fund:	\$11,500.00	2028		\$450.00
Crackfilling & \$4K Repairs:	-\$16,347.50	2028	Every 3 years	
Road Account Balance Forward:	\$18,955.50			
Allocate to Road Fund:	\$12,000.00	2029		\$480.00
Allocate to Road Fund:	\$12,500.00	2030		\$480.00
Allocate to Road Fund:	\$13,000.00	2031		\$480.00
Sealcoating, Crackfill & \$5K Repairs	-\$47,516.00	2031	1-Coat, 6 years	
Road Account Balance Forward:	\$8,939.50			