

## **2021 FALL BOARD of DIRECTORS MEETING MINUTES**

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, Firle, 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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