

**2022 FALL BOARD of DIRECTORS MEETING MINUTES (DRAFT)**  
Saturday, October 22, 2022 — Mattingly Residence, 5910 E. Hunter Creek Court

**Call to Order:** 4:32 PM

**Establish Board Quorum:** Quorum established with 2 of 3 present.  
Lynn Mattingly, President; Mark Doyle, Vice-President.

**Member Representation:** 8 homes were represented.  
Arrigoni, Bloom, Dempsey, Doyle, Frazee, Harris, Hoeft, and Mattingly.

**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:**

- Exterior changes require Architectural Committee approval.
- Dogs on leash and clean up.
- 25 mph speed limit.
- Members have been very responsive to gentle nudges for compliance with VDO and 3 Canyons CCR's and Design Guidelines. Notice of Violations have been unnecessary.

**Treasurer's Report:**

- Reviewed YTD financials.

**Committee Reports:**

- Architectural: Five applications submitted, all approved, no Notice of Violations.
- Nomination: Board position opens in spring 2023. Mark offered to continue. No other volunteers.
- Internet/Webmaster: Mark reported on the recent area-wide Internet outage and outlined future options for when our contract expires in 2024.

**Old Business:**

- None

**New Business:**

- Discussed the increased cost of crack filling maintenance, a 30% increase from a 2021 estimate updated for work to be considered in early 2023. Basic assessment will have to increase each year by \$15 for projected road account balance needed by 2031.
- Motion to increase the basic annual assessment to \$330 (a \$15 or 4.5% increase) beginning in 2023, keeping the \$360/year Internet fee for non-vacant lots. Seconded, approved.
- Motion to accept BNR's 2023 road repair project. Seconded, approved.

**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 nominated Sarah Sticha, Greg Valentine, and Jack Dempsey. Seconded and approved.

**Open Call to Membership:**

Comment regarding the 3 Canyons Blvd. sign missing on Highway 92. Lynn will check with AZDOT.

**Adjournment:** Motion to adjourn, seconded, accepted. Adjourned 5:45 PM.

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