

2022 FALL BOARD of DIRECTORS MEETING MINUTES

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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