



CCR POA OPEN SESSION MEETING MINUTES

DATE OF MEETING: June 15, 2023 TIME: 6:00 p.m.
LOCATION: Globe Chamber of Commerce, 1360 N. Broad Street, Globe, AZ

- I. **CALL TO ORDER: 6:04 p.m. by Ed Lisk, President**
- II. **ROLL Call: All Board Members present**
- III. **VICE PRESIDENT REPORT: Pat DeYoung, Vice President**
 - A. Transition update (transition progressing),
 - i.) Meeting Notices to be posted by Ed Lisk, President or Pat DeYoung, Vice President;
 - ii.) Water Tanks to be monitored by Director Shawn Miller;
 - iii.) PO Box to be checked by Treasurer; (** Currently Treasurer is in possession of one PO Box key);
 - iv.) POA reports and other POA documents required by ACC, to be posted/updated with ACC by Vice President Pat DeYoung,
 - v.) POA Secretary laptop provided to current POA Secretary Jan Miller;
 - B. Code of Conduct has been executed by all Board Members.
- IV. **SECRETARY REPORT: Jan Miller, Secretary**
 - A. 5/18/23 Open Session Meeting Minutes read, **Approved by Motion with Edits**
(**Ed Lisk, President abstained from vote pursuant to absence at 5/18/23 meeting)
 - B. Secretary to review Robert's Rules and draft template of Open Session Meeting Minutes for Policy Chair's review; (**sometime in near future)
- V. **TREASURER REPORT: Sandy Dumler, Treasurer**
 - A. May Treasury Report based on Bank Statements, **approved by Motion with Edits**
 - B. 2023 Budget Update;
 - i.) Budget to be reviewed and updated monthly by Treasurer;
 - C. Update Audit from October 2020 through March 2023;
 - i.) Check register updated and current;
 - D. Update on Assessments from Previous 2021-2022 BOD;
 - i.) Continuing work on clarification of payments;
 - E. Annual Audit to be scheduled.
- VI. **CORRESPONDENCE AND COMMUNICATIONS: Lacey Casillas, Director and Chair**
 - A. All communications to be directed to Gmail Contact
CopperCanyonRanches@gmail.com;



Copper Canyon Ranches Property Owners Association, Inc.

- B. Taylor vs. Miller regarding Trash on Silverhawk update;
 - i.) Matter dropped as Taylors' have closed sale of their property and house, and are no longer Members of the community;
- C. Architectural update – John Sherwood potential new owner questions;
 - i.) Referred to Architectural Committee Chair for response and update to Policies and Procedures for same;
- D. GoDaddy website update;
- E. Feedback on Communications Policy and Procedures in progress with Policy Chair.

VII. POLICY & PROCEDURES: Beth Mathews, Director and Chair

- A. New Policy and Procedure: Owner vs Board Member disputes;
 - i.) Policy Chair to collaborate with Communications Chair regarding guidelines of new policy regarding same;
- B. Review Synopsis;
 - ii.) To review with each Chair for updates, including, President, Vice President, Treasurer, and Secretary;
- C. Committees to be reviewed and updated as needed.

VIII. ARCHITECTURAL COMMITTEE: Tony Manfredi, Director and Chair

- A. Update Violation & Enforcement Policies prior to contacting Real Estate Agencies;
 - i.) Vacated/abandon camper's, RV's, etc. discussed;
 - ii.) Land Use Restrictions regarding CC&R's was printed and distributed for Board review, by Pat DeYoung Vice President;
 - iii.) Architectural Chair to draft action plan regarding review of all lots (re: good standing and use);
 - iv.) City/County coffee forum to address zoning and uses with Realtors.
- B. Feedback for Procedures, Letters, Forms and New/Old Applications;
 - i.) Retention of Applications and digital scans in progress;
 - ii.) Collaborating with Road Chair for enforcement measures;
- C. Community Signage;
 - i.) Upkeep to be a maintenance issue;
 - ii.) Locations according to community boundaries to be researched by Architectural Chair;
 - iii.) Community Signage costs to be included in Budget;
 - iv.) Estimates and Logo design draft to be presented at next meeting ongoing;
- D. Trash on Copper Hills Road update;
 - i.) Beer bottles being dumped (full and empty) by community guest as observed and confirmed by community member, and Tony Manfredi, Director and Architectural Chair;
 - ii.) Ed Lisk, President to contact alleged offending community member regarding dumping trash/beer cans.

IX. ROADS COMMITTEE: Chris Romiti, Director and Committee Chair

- A. Ride Around: Chris Romiti, Director and Road Chair;



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- i.) Ride Around Report in progress;
- ii.) More in depth report to be drafted after collaboration with Architectural Committee Chair;
- B. Road Signs to identify the Private Property Community;
 - i.) Collaborating with Architectural Committee Chair;
- C. Status of road work or any new problems;
 - i.) Some community roads in need of repair to be repair in ½ mile sections to be discussed.
- D. Feedback on Roads Policy and Procedures;
 - i.) Fees reflect blading and CC&R's regarding community roads vs. private drives, and end of roads ongoing;

X. LIENS/TITLES: Pat DeYoung, Vice-President

- A. Lien letters and Status Report distributed;
- B. Titles/Escrow Report distributed.

XI. INSURANCE: Sandy Dumler, Treasurer

- A. CCR POA Liability for Roads to date updated;
- B. BOD Liability Insurance update;
 - i.) BOD are currently not covered;
 - ii.) D&O insurance to accept quotes up to and including \$200 – **approved by Motion.**

XII. OWNER OPEN FORUM

XIII. NEXT MEETING: July 20, 2023, at 6:00 p.m. at Globe Chamber of Commerce
(Note: later date ** meeting was postponed to August 24th due to various Board Director's unavailability)

XIV. MEETING ADJOURNED: 7:20 p.m.

These minutes with edits were approved by the Board of Directors.

/s/Jan Miller
Jan Miller, Secretary

August 24, 2023
Date