



CCR POA OPEN SESSION MEETING MINUTES

DATE OF MEETING: August 24, 2023 TIME: 6:00 p.m.

LOCATION: Globe Chamber of Commerce, 1360 N. Broad Street, Globe, AZ

- I. **CALL TO ORDER: 6:05 p.m. by Ed Lisk, President**
 - II. **ROLL Call: All Board Members present, except Pat DeYoung, Vice President Quaram is established.**
 - III. **PRESIDENT REPORT: Ed Lisk, President**
 - A. Cattle Guard issue moved to Road Committee Chair and Road Report,
 - B. Future Open Board Meetings to be held on 9/28/23 and 10/19/23 (**Approved by Motion**)
 - C. Possible new HOA/POA statutes discussed.
 - IV. **SECRETARY REPORT: Jan Miller, Secretary**
 - A. 6/15/23 Open Session Meeting Minutes read, **Approved by Motion with Edits**
 - B. Secretary updates progress on POA Document Disclosure Policy regarding record retention and requests for documents per Title 10 and Title 33.
 - V. **TREASURER REPORT: Sandy Dumler, Treasurer**
 - A. June and July Treasury Report based on Bank Statements, **Approved by Motion**
 - B. 2023 Budget Update; **Approved by Motion**
 - C. Deposit report updated;
 - D. D&O quotes updated report;
 - i.) Need to list BOD as additional insured;
 - ii.) June 2022 prior insurance lapsed
 - E. David Wilhite community member volunteered to complete annual audit;
 - F. Assessments;
 - i.) Treasurer to collaborate with Architectural and Road Chairs regarding late assessments for 2021, 2022, and 2023;
 - ii.) Property owners that have never been late will receive friendly email reminders;
 - iii.) Property owners that do not respond to reminders will receive formal late notice letters;
 - G. Architectural Chair will contact person they know regarding how to obtain grants.
 - VI. **CORRESPONDENCE AND COMMUNICATIONS: Lacey Casillas, Director and Chair**
 - A. All communications to be directed to Gmail Contact CopperCanyonRanches@gmail.com;
 - B. Persons who are no longer property owners were removed as member(s) of the CCR POA Facebook group;
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Copper Canyon Ranches Property Owners Association, Inc.

- i.) An ex-member complained of being removed from the CCR POA Facebook group and was reinstated;
- ii.) After Board discussion, the POA Facebook policy will **clearly** state members of the group must be either property owners or residents, and members will be deleted from the CCR POA Facebook group upon sale of their property **Approved by Motion**;
- iii.) Communications Chair will remove the Facebook group members who do not own property in the community, and non-residents;
- C. Discussion regarding the use of members' names in the Agenda as it relates to member disputes;
 - i.) The term "resident" shall be used in lieu of member names/lots **Approved by Motion**.
- D. Various Communications: Architectural: Viewing Property; RV/Trailer living; Vacation Living; SitePlan, Fire Restrictions, Fentanyl Found on Copper Hills Rd, Full Time Living in Trailers Prohibited
- E. Thank you from Member for Neighborhood Watch & Assistance
- F. GoDaddy Update: On Website
- G. 2023 Minutes, Meeting Announcements and Agenda - updated
- H. Feedback on Communications Policy & Procedures.

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

- A. New Policy and Procedures update;
 - i.) Policy Chair continues to collaborate with Chair(s) , President, Vice President, Treasurer, and Secretary regarding guidelines of new policies.
- B. Committees to be reviewed and updated as needed.

VIII. ARCHITECTURAL COMMITTEE: Tony Manfredi, Director and Chair

- A. Update Violation & Enforcement Policies;
 - i.) Chair is working with County and Code Enforcement regarding over use of RV's/campers in the community policy;
- B. Chair contacted the Health Department regarding raw sewage issue with property owners;
- C. "Round Up for Realtors" is upcoming and Chair is working on participation issues;
- D. Community Signage;
 - i.) Suggestions regarding professional to formulate a fitting logo for the community;
 - ii.) Requests help with signage regarding professional, locations, etc.
- E. Ongoing updating of Enforcement violation letters;
- F. Chair contacted Globe Fire regarding inclusion of POA in fire district, and will continue communications regarding costs, etc.

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

- A. BHP requests access to roads and community property with track and various heavy equipment to remediate mine property;



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- i.) Secretary received the original email request from BHP and forwarded same to Board for review and response;
 - ii.) Road Committee Chair will respond to BHP's request directing BHP to forward: 1.) detailed schedule, 2.) copies of executed waiver/contracts with Lot owners, 3.) remediation/repair/safety signage, and 4.) schedule of repairs to community roads/property (**Approved by Motion**)
- B. Chair presents need for "On Call" contracts and guidelines for same.
- C. Update on Cattle Guards – Right of Way – BLM/Freeport -McMoran Miami Land Department;
- i.) Discussion regarding Member offer of recently acquired cattleguards,
 - ii.) Roads Chair to collaborate with Director Shawn Miller regarding ADOT and Freeport engineering requirements for cattle guards;
 - iii.) Chair to investigate possibility of ADOT's liability for one of the cattleguards;
- D. Update regarding Road Signs to identify the Private Property Community;
- i.) Collaborating with Architectural Committee Chair;
- E. Update on Road Report and status of road work presented;
- i.) Chip seal recommendations and issues discussed;
 - ii.) Areas of damaged concrete needing repair discussed;
 - iii.) Grade issues on roads discussed;
 - iv.) Blading as necessary of *unoccupied* Lots/roads discussed, and
 - v.) Discussion of certain roads needing immediate repair and options for same.
- F. Chair will obtain quotes regarding 1.) Omega Road, Feather Canyon, Black Peak, and 2.) culvert clean out, and new headwalls / culverts on occupied roads.
- G. Feedback on Roads Policy and Procedures update;
- X. LIENS/TITLES: Pat DeYoung, Vice-President (** absent from meeting, will present updates at next meeting)**
- A. Lien letters and Status Report;
 - B. Titles/Escrow Report.
- XI. OWNER OPEN FORUM**
- XII. NEXT MEETINGS: September 28, 2023, and October 19, 2023 at 6:00 p.m. at Globe Chamber of Commerce**
- XIII. MEETING ADJOURNED: 7:56 p.m.**

These minutes were approved by the Board of Directors.

/s/Jan Miller
Jan Miller, Secretary

9/28/23
Date