



## CCR POA OPEN SESSION MEETING MINUTES

DATE OF MEETING: September 28, 2023 TIME: 6:00 p.m.

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

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- I. **CALL TO ORDER: 6:05 p.m. by Ed Lisk, President**
  - II. **PRESIDENT REPORT: Ed Lisk, President**
    - A. Board focus: roads, fire protection, and county guidelines take precedent.
  - III. **VICE-PRESIDENT REPORT: Pat Deyoung, Vice-President**
    - A. Board member and officers' duties memos provided for review and discussion at next meeting.
  - IV. **SECRETARY REPORT: Jan Miller, Secretary**
    - A. 9/24/23 Open Session Meeting Minutes read - **Approved by Motion with Edits**
  - V. **TREASURER REPORT: Sandy Dumler, Treasurer**
    - A. August Treasury Report - **Approved by Motion**
    - B. 2023 Budget Update
    - C. Update Audit from October 2020 thru March 2023
    - D. Assessments update – ongoing
    - E. Annual Audit to be scheduled (\*\*Note: Director Joe Mercer to help Member Dave Wilhite with audit.)
  - VI. **CORRESPONDENCE AND COMMUNICATIONS: Lacey Casillas, Director and Chair**
    - A. All communications to be directed to Gmail Contact [CopperCanyonRanches@gmail.com](mailto:CopperCanyonRanches@gmail.com);
    - B. Facebook: Copper Canyon Ranches POA
      - i.) Discussion to further clarify Lot owners and residents;
    - C. GoDaddy Update: On Website - ongoing
  - VII. **POLICY & PROCEDURES: Beth Mathews, Director and Chair**
    - A. Review current status of Committees and Procedures update and report disbursed;
      - i.) Draft procedures as each committee is ready;
      - ii.) Additional language to Code of Conduct discussed;
      - iii.) Positions of duties need further clarification.
  - VIII. **ARCHITECTURAL COMMITTEE: Tony Manfredi, Director and Chair**  
**(\*Chair is absent, and report to be bypassed to next meeting).**
  - IX. **ROADS COMMITTEE: Chris Romiti, Director and Committee Chair**
    - A. Update on issue of procedure regarding Lot Owners with raw sewage;
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## Copper Canyon Ranches Property Owners Association, Inc.

- B. BHP Access Request to close Mine Shafts, Owner Contacted and Consented;
- C. Updated Roads Report disbursed:
  - i.) Update on Cattle Guards – Right of Way – BLM/Freeport -McMoran Miami Land Department; Pursuant to Freeport representative, Freeport requires the cattleguards only to be cleaned out and operational. Additionally, no specified engineering requirements.
  - ii.) Scope of Work and RFP for adding material and repair for: 1.) Omega Road, Feather Canyon, Black Peak - ongoing.
  - iii.) Creating SOW for “On Call Contracts” - ongoing
- D. Update on Road Signs to identify the Private Property Community (**\*tabled as Director Tony Manfredi is absent**);
- E. Chair is currently working on Grading SOW depending on additional material issues and blading.

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

- A. Liens to be filed in October with Gila County Status Report;
- B. Titles/Escrow Report – title change NONE.

### **XI. INSURANCE: Sandy Dumler, Treasurer**

- A. CCRPOA Liability for Roads and BOD Liability Update:
  - i.) Crabtree Insurance proposal update;
  - ii.) D&O cost \$929.00 yearly, and General Liability \$868.00 – approximate total \$1,616.00. **Amount approved by Motion,**
  - iv.) Treasurer to cancel American Family policy and to contract insurance with Crabtree Insurance and Financial Services, Payson, AZ. **Approved by Motion.**

### **XII. OWNER OPEN FORUM**

### **XIII. NEXT MEETINGS: October 19, 2023 at 6:00 p.m. at Globe Chamber of Commerce**

### **XIV. MEETING ADJOURNED: 7:19 p.m.**

These minutes were approved by the Board of Directors.

/s/Jan Miller, Secretary  
Jan Miller, Secretary

10/19/2023  
Date