



Copper Canyon Ranches Property Owners Association, Inc.

CCR POA ROAD REPORT

DATE: November 13, 2025

ROAD REPORT: Shawn Miller, Road Committee Chair/Member

- I. Following the last round of storms, a ride around was done on the roads in order to assess damage(s):
 - A. Although there are repairs to be made, all roads were navigable;
 - B. Many residents used their own equipment to repair some parts of the roads;
 - C. Chris Romiti communicated with Freeport-McMoRan ("Freeport") and was able to get Freeport to repair and blade most of the worst road areas at no-charge to CCR POA.
- II. The Road Committee is recommending that CCR POA award a contract for the following to Dixon Materials at a cost of \$25,215.00:
 - A. Blade all roads;
 - B. Installation of an additional 200 tons of material(s) to Black Peak;
 - C. Installation of 150 tons of material(s) to Copper Canyon Drive at the Big Johnny Wash.

Note: Further evaluation of the roads will be conducted after completion of contracted work.
- III. Shawn Miller the Road Committee Chair is currently obtaining pricing on installation of culvert pipe along the bottom of Black Peak Road where the current drainage ditch is eroding the road and the adjacent lot.
- IV. Other areas which we would like considered for placement of additional material:
 - A. Approximately an additional 100 tons to Black Peak at \$4,425.00;
 - B. Approximately 150 tons on Copper Canyon Drive from Breezy Hill to Blue Jay at \$6,640.00;
 - C. Approximately 100 tons on the far south end of Copper Canyon Drive, where it has become too rocky to run Blading at \$4,425.00.

Note: Most of this can be covered by deferring the previously scheduled concrete work on Black Peak (\$11,000.00), which would increase the current approved expenditures by \$4,490.00.

End of report.

2025-OCTOBER

CATTLE GUARDS:

- CLEAN OUT MIDDLE GUARD
- GLEAN OUT GUARD BY US 60
- WASHOUTS X 3 AFTER MIDDLE GUARD
- WASHOUTS X 2 BETWEEN 1ST & MIDDLE GUARDS

CULVERTS:

- COPPER CANYON SOUTH OF BLACK PEAK
 - BY LOT#122-123
 - BY RIDGE ROAD – LOWERED
- BLACK PEAK BY LOT #121 60” – 120” CUT IN HALF
- OMEGA
- FEATHER CANYON X2
- COPPER CANYON NORTH OF BLACK PEAK
 - BY LOT# 10 X4 NEED LARGER
- BREEZY HILL 2 CONCRETE, MAYBE APRONS
 - X3 MORE, WASHOUTS
- FEATHER CANYON X2, MAYBE APRONS

BLADING/GRADE:

- ALL ROADS SOUTH OF BLACK PEAK / COPPER CANYON
 - OMEGA, ADD WATER
 - RIDGE
 - VISTA CIRCLE
 - OVERHILL (? ROAD TO LOT# 146 KENT’S)
 - IDA TO DRIVEWAY LOT #107A
 - SUNDANCE SOUTHSIDE
 - PEREGRINE

BLACK PEAK

- 6” GRANITE
- GRADE
- WATER TRUCK

TWIN KNOLLS (SOUTH END OF COPPER CANYON ROAD

- LARGE MACHINERY NEEDED – JOHN DIXON
- ½ DAY TO LOAD, APPROX. 2 DAYS \$2400
- QUOTE ON “AB”
- OTHER IDEAS: BLAST

BECAUSE OF DAMAGES CAUSED BY RECENT RAINS, A MOTION TO CHANGE:

IS: ROADS CHAIR HAS AUTHORITY TO SPEND UP TO \$1000 WITHOUT REQUESTING BIDS

PROPOSED: TO SPEND UP TO \$1000 OR, WITH APPROVAL OF PRESIDENT OR VICE PRESIDENT CAN SPEND UP TO \$2500 WITHOUT REQUESTING BIDS