

COPPER CANYON RANCHES PROPERTY OWNER ASSOCIATION, INC.

OPEN SESSION MEETING Agenda
Globe Chamber of Commerce
1360 N Broad Street, Globe, AZ 85501
Thursday, September 17th 2026
6:00 pm

CALL TO ORDER _____ **Quorum: Y / N**

President Report (Marlene Clawson):

- Update on coordination with County officials regarding the proposed double chip seal project for Copper Hills Road.
- Review current maintenance agreements with Freeport and BLM.
- Vote on the proposed increase to annual assessments.
- Proposal to send welcome letters to new residents.
- Proposal to schedule a pre-bid job walk for road repairs and drainage improvements.
- Update on County response to dogs running at large.
- Update on discussion with the Sheriff regarding roads and possible unlawful activity in the community.
- Vote on sign wording, size, quantity, and any additional costs.
- Vote on approval to replace the missing sign on Breezyhill.
- Discuss the expectation that board members refrain from participating in Facebook disputes related to POA business.
- Remind community members to email POA concerns or attend POA meetings for discussion.
- Remind residents to report unlawful activity to the Sheriff's Office rather than relying solely on the Board.
- Discuss the need for volunteers across Copper Hills and ways to encourage community involvement.
- Discuss letters to Lots 095 and 139 regarding community trash complaints.
- Discuss and vote on procedures for assessments more than six months past due, including potential legal action.
- Discuss whether Omega needs to be widened to allow the blade to turn around near the gates installed on Lots 113 and 114.
- Confirm the required number of culverts.
- Discuss community member concerns regarding POA and committee communication, trust, fairness, and resistance to change.
- Update on communication from the mines regarding upcoming work in the area.
- Discuss the need for additional road maintenance on Omega beyond initial expectations.
- Discuss asking Supervisor Cline to provide a trash bin for a Copper Hills community cleanup.
- Discuss and vote on hiring a certified legal document preparer for past-due assessments and related legal documents.
- Discuss APS Tree Care going onto private property

Vice-President Report (Shawn Miller):

- Updates

Secretary's Report (Angela Mack)

- Approve: Monthly Meeting Minutes from August 27, 2026

Treasurer's Report

Approve: August 27, 2026 Treasurer's Report

Road Maintenance Committee (Shawn Miller, John Clawson) Committee of the Whole Board

Road Report

- Update on current road conditions following the monsoon rains.
- Discuss emergency clearing and the timing of major road repairs.
- Update on scheduled blading and possibly adding 500–700 tons of road material after the monsoon season.
- Follow up with Freeport regarding maintenance responsibility and HOA obligations.
- Review bids for installation of seven culverts from CMS, Denton Cline, and Jeremiah Reichelt.
- Review drainage concerns involving private property and fences.
- Discuss long-term road maintenance strategy versus continued grading.

Signage

- Follow up on missing signs on Copper Canyon and near Sandy's.
- Confirm installation of "Hidden Driveway Ahead" signs.
- Confirm removal of the Sundance sign on Copperhill Road.
- Review additional missing or damaged signs.
- Review vegetation and visibility concerns affecting roadway signs.

Open Forum for members in attendance – please state name and lot number

Architectural Committee Report (Travis Hochsprung & Neil Tomilson) Committee of the Whole Board

- Review current architectural requests and applications.
- Review property maintenance concerns affecting community appearance.
- Review any new architectural or property appearance issues brought before the Committee.

Open Forum for members in attendance – please state name and lot number

Website, Facebook and Communications (Ed Ramirez)

Update

Animal Control

- Discussion of any current animal control concerns within the community.

Open Forum for members in attendance – please state name and lot number

Property Code Compliance and Community Concerns

- **Lot 139:** Follow up regarding the outstanding fine, lien, and County enforcement.
- **Randy Palmer:** Review status of contacting Randy Palmer regarding the lack of enforcement in the Tim Mersch matter.
- **New Resident:** Follow up regarding the camper and two containers placed on the property and applicable County permit requirements.
- **Feather Canyon:** Follow up regarding accumulated junk and reported encroachment onto a neighboring property.
- **Lot 002D:** Review status of contacting the property owner regarding the Feather Canyon concerns.
- **Black Peak Property:** Follow up regarding the reported property disrepair, nuisance barking, and alleged drug-selling activity.
- Discuss appropriate documentation and referral of suspected criminal activity to the Sheriff's Department.

Open Forum for members in attendance – please state name and lot number

AMMEND CC&R's (Chair -Chris Romiti)

Report Updates

Determine Participation

Suggestions can also be sent to: CopperCanyonRanches@gmail.com

190 Properties / We believe it is possible to get the 126 Votes needed to change the CC&R's;

If we get everyone to participate:

We have 89 Full time Members; 38 Globe Area; 39 AZ Area and 24 Out of state

Committee member volunteers are needed. Please let us know your interest.

Open Forum Please state name and lot number

Next meeting: _____ Adjourn _____