

COPPER CANYON RANCHES PROPERTY OWNER ASSOCIATION, INC.

OPEN SESSION MEETING Agenda
Globe Chamber of Commerce
1360 N Broad Street, Globe, AZ 85501
Thursday, October 15th 2026
6:00 pm

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

President Report (Marlene Clawson):

- Update on Yuba County's proposed Copper Hills Road double chip seal project.
- Follow-up on Freeport/BLM road maintenance agreement and proposed cancellation.
- Confirm 2027 annual assessment increase to \$432.
- Discuss proposed \$500 buyer community fee.
- Review new-resident welcome letter and community information.
- Updates on dogs at large, Sheriff coordination, and reporting unlawful activity.
- Review community signage, including approved signs and outstanding replacements.
- Discuss Board communications, social media expectations, and resident concerns regarding transparency and trust.
- Discuss volunteer recruitment and an adopt-a-road program.
- Review trash complaints involving Lots 095 and 139 and proposed correspondence.
- Review delinquent-assessment procedures, including accounts more than six months past due and possible legal action.
- Review cost estimate for a certified legal document preparer.
- Discuss Omega road width and turnaround needs near the gates on Lots 113 and 114.
- Update on mine and APS notifications, community cleanup resources, and the APS Tree Care concern.

Vice-President Report (Shawn Miller):

- Updates

Secretary's Report (Angela Mack)

- Review and approve meeting minutes from August 27, 2026.
- Review and approve meeting minutes from September 17, 2026.

Treasurer's Report

- Review and approve the August 27, 2026, Treasurer's Report.
- Review and approve the September 17, 2026, Treasurer's Report.
- Review assessment revenue, reserves, and anticipated expenditures.

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

- Review road conditions following monsoon rains and identify priority repairs.
- Discuss blading schedules and the potential addition of 500–700 tons of road material.
- Review the comprehensive job walk and contractor bids for road repairs and drainage improvements.
- Review bids for seven culverts from CMS, Denton Cline, and Jeremiah Reichelt; confirm quantities, locations, and specifications.
- Verify the previously approved culvert budget and review remaining road-work funds.
- Follow up on Speeder's approved grading project, not to exceed \$9,000.
- Review Freeport maintenance responsibilities and additional maintenance needs on Omega.
- Review drainage concerns, private-property impacts, and long-term road-maintenance strategy.
- Follow up on missing, damaged, and approved road signs, including Copper Canyon, Sandy's, Hidden Driveway Ahead, Sundance, and Sandy Hill.

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

- Review current animal-control concerns and reports of dogs running at large.
- Reinforce appropriate reporting procedures.

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

Property Code Compliance and Community Concerns

- **Lot 139:** Outstanding fine, lien, County enforcement, and trash concerns.
- **Lot 095:** Trash complaint and proposed correspondence.
- **Tim Mersch Matter:** Follow-up with Randy Palmer regarding enforcement concerns.
- **New Resident Property:** Camper, two containers, and applicable County permit requirements.
- **Feather Canyon / Lot 002D:** Accumulated junk, reported encroachment, and property-owner contact.
- **Black Peak Property:** Reported property disrepair, nuisance barking, and alleged unlawful activity.
- **APS Tree Care:** Review reported work on private property.
- Review documentation and referral procedures for suspected criminal activity.
- Review proposed violation-fine policies and enforcement procedures.

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 _____