

Board Meeting Minutes Date: 2026-06-18

☒ Marlene Clawson ☐ Shawn Miller
☒ Angela Mack ☒ Merrill Schutt
☐ Travis Hochsprung ☒ Ed Ramirez

John Clawson 38&55&62, Neil Tomlinson 103, Maggie Anderson 52, Michal Smith 105, Chris Romiti

Secretary Report

- The Board confirmed receipt of the previous monthly meeting minutes and two Executive Session meeting minutes.
- A motion was made by Angela M and seconded by Merrill S. then approved by all to accept the previous monthly meeting minutes and both Executive Session meeting minutes.

County Road Maintenance and Future Plans

- The Board discussed pursuing a double chip seal project for Copper Hills Road from the end of the pavement to Forest Service property.
- A County Supervisor is coordinating a meeting with Joel McDaniel, Mr. Wright, and Supervisor Matthew to discuss project planning.
- Members noted that repeated grading has become increasingly expensive and is no longer an effective long-term solution.
- County recommendations supporting chip seal have already been submitted.
- Woody stated he would submit the formal request but has not yet completed the submission.
- The county reaffirmed that it will not assume maintenance responsibility for roads extending from Copper Canyon Road/Copper Hills Road to SR 70/SR 60 because ownership consists of Bureau of Land Management (BLM), private property, and company-owned lands.
- Existing agreements with Freeport and BLM for annual blading and cattle guard maintenance remain in place.

Decisions Made:

- Continue coordinating with county officials to pursue the Copper Hills Road chip seal project.
- Continue operating under the current maintenance agreements with Freeport and BLM.
- Acknowledge that county assumption of road maintenance is not anticipated.

Roads, Drainage, and Signage Management

- Brush was cleared around the Mountainside area to improve visibility of roadway signs.
- The county advised that the existing stop sign cannot currently be relocated and will likely be repositioned after storm damage occurs.
- Ditches near a curve and driveway have filled in, causing recurring erosion and washouts.
- Hazardous conditions on Sundance Road prompted discussion regarding installation of warning signs

such as "Road Closed" or "Primitive Road – Use at Your Own Risk."

- Additional signage needs include Hidden Driveway signs, caution signs near blind highway entrances, replacement of a missing street sign, and replacement of damaged or shot-up signs.

Decisions Made:

- Immediate priority was given to installing warning signage on Sundance Road.
- A comprehensive signage inventory will be developed for Board approval.
- Continue pursuing drainage improvements in problem areas.

Vice President's Report

- The Vice President was unable to attend the meeting.
- A text message was received indicating approval of an agenda item.

Treasurer's Report

- The Treasurer's Report was distributed electronically before the meeting.
- The ending balance was reported as \$67,235.20.
- A motion to approve the Treasurer's Report was made by Ed R. and seconded by Marlene C. and unanimously passed.

Architectural Committee and CC&R Enforcement

- Clawson's garage application was reviewed.
- Additional documentation is pending from Kim regarding another architectural request.
- Current submitted materials remain unchanged.
- Members discussed developing a consistent process for addressing repeat CC&R violations.
- The Board considered addressing enforcement strategies during Executive Session and increasing coordination with the county where appropriate.
- Clawson's garage application was motioned for approval by Angela M. and seconded by Merrill S. and unanimously approved.

County Ride-Along Review

- County ride-along notes exist but were not distributed because participants requested anonymity.
- Members questioned whether formal documentation is available.

Website Compliance and Communications

- Arizona law requires agendas and approved meeting minutes to be posted monthly on the Association website.
- Website updates are approximately three months behind.
- The Board member roster is outdated.

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- Website email routing has recently been updated.
- Members discussed establishing a consistent workflow between the Secretary and website manager for posting agendas, minutes, Board information, and future meeting dates.

Animal Control Authorization

- Previous nuisance barking and animals-at-large citations were reviewed.
- County Animal Control had discontinued patrols on private roads due to access concerns.
- The Board discussed formally authorizing Animal Control to access all POA-maintained roads.
- Ed M. Motioned and John C. seconded and it was unanimously approved to give authorization for County Animal Control to patrol all POA-maintained roads.

Amended CC&Rs and Committee Update

- Committee membership remains unclear.
- Chris continues preparing revisions to the CC&Rs.
- Members discussed using Zoom meetings to increase participation from out-of-state property owners.
- Current and proposed CC&Rs will be distributed together so members can compare changes and better understand liability-related revisions.
- meeting minutes, making the two documents consistent for your HOA records.

Next Meeting

1. • Decision:
 - o The next general meeting is scheduled for July 16, 2026.

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Welcome!

Copper Canyon Ranches POA

DATE: 6/18/26

GLOBE MIAMI CHAMBER

Thank you for coming. Please leave your name and contact information.

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