

Board Meeting Minutes Date: 2026-08-27

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

Maggie & Jeff Anderson 52, Michael & Cindy Smith 109, Chris Romiti 17A, Pat DeYoung 123, Sandy Dumler 151

Call to Order and Minutes Approval

1. • The meeting was called to order at 6:00 PM on August 27, 2026, with a quorum confirmed.
• The June meeting minutes, which had been previously distributed.
• A motion was made to approve the June minutes by Shawn M., seconded by Marlene C., and unanimously passed.

Financial and Website Reports

2. • The June Treasurer's Report was reviewed. The opening balance was \$67,235.20.
• June expenses included Google One at \$0.54 per month, HOA Leader at \$11.99 per month, telephone expenses of \$13, a treasury program expense of \$92.19 annually, and an agent fee of \$49 annually.
• A motion was made to approve the June Treasurer's Report by Shawn M., seconded by Angela M., all approved.
• The July Treasury Report was reviewed with the motion proposed by Shawn M., seconded by Travis H., all approved..
• July expenses totaled \$22.92, and assessments received totaled \$359.69.
• A financial review conducted by Jay White and Ed found that the finances were handled correctly.
• The review noted missing vendor quotes and contracts related to the Road Committee and provided recommendations for addressing those items.
• The HOA website has been updated with meeting minutes and Treasury Reports.
• Website login access was transferred to the Copper Canyon Secretary phone.
• Travis, the website manager, has been unavailable.

Roads, Maintenance, and County Coordination

3. • Current road conditions were reported to be poor due to recent rain.
• Emergency road clearing will be performed if necessary; however, major repairs are being postponed until after the monsoon season.
• The President met with county officials regarding potential paving of Copper Hill/Copper Canyon Road.
• The paving estimate has increased from approximately \$60,000 to approximately \$250,000.
• The county requires three concrete aprons to be completed before paving can proceed.
• County officials expressed reluctance to use double chip seal due to previous poor performance.
• The Freeport VLM Road to the Fairgrounds was reported to have severe erosion and possible drop-offs of approximately 20 feet.
• The HOA has historically performed minor blading on this road at a cost of approximately \$600 per year but is not equipped to handle major repairs.
• Follow-up is needed with the contractor, Justin, and Freeport to clarify maintenance responsibility.

Emergency Road and Drainage Repairs

4. • DJ's Speeder Service performed emergency drainage work on Black Peak. The invoice is pending and is estimated at approximately \$2,000.
• DJ's Speeder Service is also scheduled to perform blading and add approximately 500–700 tons of road material after the monsoon season.
• CMS cleaned a newly discovered culvert at a cost of \$732.34. Payment was motioned by Travis H., seconded by Angela M., all approved.

Culvert and Material Acquisition

5. • Ten 24-inch culvert sections were purchased at a cost of \$150 each.
• Bids for installation of seven culverts were sent to CMS, Denton Klein, and Jeremiah Reichelt.
• Installation estimates are pending.

Signage

6. • "Hidden Driveway Ahead" signs have been installed.
• Missing signs remain on Copper Canyon, near Sandy's, and at a stop sign location.
• The Sundance sign on Copperhill Road was approved for removal.
• Overgrowth obscuring a stop sign on Mountainside was cleared.

Water Drainage and Culvert Issues

7. • A resident expressed concern that a planned culvert installation could damage their fence and requested that an alternative drainage ditch be considered.
• Another resident reported that a county culvert had washed out their fence line.
• The Board discussed the challenges of managing water runoff where drainage must cross private property.
• Members acknowledged the need to balance drainage requirements with protection of private property and prevention of road damage.

Animal Control and Policy

8. • Nuisance issues involving dogs at large and nuisance barking continue to be reported.
• Animal Control may attend the next Board meeting and has reportedly begun enforcement activities.
• One case reportedly resulted in a significant citation, while another case is scheduled for a hearing.
• Proof of ownership, including photographs or videos, is required when documenting animal violations.
• A situation was discussed involving a neighbor who reportedly feeds dogs but denies ownership.
• The county has limited capacity for trapping animals.
• A motion was made by Shawn M., seconded by Travis H. and all approved to update the HOA animal control policy to align with Gila County standards.
• The updated policy allows the Board to send official warning letters that may be used as evidence during county hearings.

Property Code Compliance and Community Concerns

Tim Mersch Code Enforcement Case

9. • A member inquired about county action regarding Tim Mersch living on his property in violation of county regulations.

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- A significant fine and lien remain against the property.
- Members reported that the hearing officer is not actively enforcing the existing order.
- The Board discussed escalating the matter and contacting Randy Palmer regarding the lack of enforcement.

New Resident Compliance

10. • A new resident has brought a camper and two containers onto a lot.
- A notice will be sent to the resident regarding applicable county permit requirements.

Property Disrepair and Nuisance Concerns

11. • A property on Feather Canyon was reported to be accumulating junk and encroaching onto a neighboring property.
- A Board member will contact the property owner, Clayton Westwork, regarding the issue.
- A house on Black Peak was reported to be in disrepair and associated with nuisance barking and alleged drug-selling activity, which has reportedly resulted in trespassing onto neighboring properties.
- The exact property involved has not been confirmed.
- Residents were advised to contact the Sheriff's Department regarding suspicious activity.

Covenants, Conditions, and Restrictions (CC&R) Update

12. • A cleaned-up draft of the revised CC&Rs was presented to the Board.
- The draft removes complex language and omits specific dates and fees, directing members to the Board for current information.
- The revisions are intended, where feasible, to shift enforcement responsibility to county authorities.
- Members recommended that a POA/HOA attorney review the final draft to ensure legal compliance.

Decisions and Action Items

Roads and Drainage

13. • Coordinate with the county regarding bids for the three required concrete aprons and clarify whether paving remains viable.
- Follow up with the county regarding installation or replacement of missing signs.
- Follow up with Justin and Freeport regarding the Fairgrounds Road and determine the HOA's maintenance obligations.
- Create and post a written road report on the HOA website.
- Remove the Sundance sign on Copperhill Road.

Property and Compliance

14. • Shawn Miller will obtain clarification regarding the house allegedly involved in drug-selling activity.
- Shawn Miller will contact Clayton Westwork regarding the junk accumulating on the Feather Canyon property.
- Residents should document animal incidents with photographs or videos to help establish ownership.
- Confirm Animal Control attendance for the next meeting.
- Contact Randy Palmer regarding the lack of enforcement in the Tim Mersch case.

Governing Documents

15. • Review the draft of the updated CC&Rs.
- Have a POA/HOA attorney review the final CC&R draft for legal compliance.

Board Insurance

16. • A motion was made by Shawn M. and seconded by Marlene C. to approve the Board Insurance.
- The motion was unanimously approved.

Next Meeting

Decision:

17. • A motion was made by Marlene C. and seconded by Travis H. to schedule the next meeting for September 17, 2026.
- The motion was unanimously approved.

Adjournment

18. • The meeting was adjourned at 6:59 PM.
- A motion to adjourn was made by Travis H., seconded by Shawn M., and unanimously approved.

Please
Sign In

POA

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

<https://www.vertex42.com/calendars/sign-in>