

COPPER CANYON RANCHES PROPERTY OWNER ASSOCIATION, INC.
OPEN SESSION MEETING MINUTES
Globe Chamber of Commerce
1360 N Broad Street, Globe, AZ 85501
Thursday, February 20, 2025
6:00 pm

Board Members in attendance Quorum met: Chris Romiti, Joe Mercer, Pat DeYoung, Beth Mathews, Lacey Casillas, Don Riggins, Shawn Miller, Ed Lisk.

Board members absent: Sandy Dumler

Property Owners in attendance: Steve & Kim Ingles-161, Leanna Romit 13-17, Ed Ramirez & Neil Tomlinson – 103, Mike Smith -109, Greg Marin 83-89, Ruben Casillas -45, Travis Hochsprung 6-8, John & Marlene Clawson -38, Lisa Kent -145, Dave Wilhite -20, Bob Fairchild -166

Call to Order by President, Pat DeYoung 6:01pm

Secretary Report by Pat DeYoung, Acting Secretary

Roll Call – Quorum

Motion to approve January 16, 2025 open business meeting minutes by Joe Mercer; second by Chris Romiti. Motion passed.

Treasurer Report - Pat DeYoung for Sandy Dumler

Motion to accept January 2025 Treasurer's Report by Shawn Miller; second by Lacey Casillas. Motion Passed

Liens for Late 2024-2025 Assessments will be filed with Gila County after the Annual Meeting

An Owner advised that CCRPOA will receive a notice of bankruptcy in mid-March. Automatic Stay takes effect and the Association must cease all efforts to collect the debt, including statements notifying homeowner of the debt. The Association will need to work through Owner's Attorney in respect to the debt.

Architectural Committee (Chairs: Ed Lisk – Joe Mercer) **Committee of the Whole Board**

Committee meeting will be scheduled for New Volunteers

Diane Lisk had a concern on all the new structures being built, and ask where she could find the blue prints and permits for the properties. Board directed her to the Gila County Community Development Website

Roads Committee (Don Riggins – Chris Romiti)

Committee continues to evaluate other roads

Committee meeting to be scheduled for New Volunteers to Repair Black Peak for cold mix. Volunteers: Steve Ingles and Lisa Kent to get contact information for materials. Shawn Miller Volunteered to provide dump trailer and transportation of material. Speed limit, tearing up the roads, doing burn outs and donuts is still a concern with Owners, and the Road Budget.

Mike Smith will be contacting Gila County about putting more caution signs on Copper Hills Road for the blind spots and hopefully reduce speeding in those areas. Chris Romiti is willing to help Mr. Smith

Policy & Procedures (Beth Mathews)

Motion to approve Policy for Election of Board Members by Beth Mathews, second by Chris. Motion passed
Leadership and Project Coordinator Positions for 2025 were reviewed and handed out to Owner's present

Nominations & Ballots (Pat DeYoung)

Ballots were mailed and emailed, February 2025.

Ballots to be returned by the Annual Meeting March 22, 2025

We have 5 NEW Volunteer Candidates for the Board of Directors

Title & Liens (Pat DeYoung)

No Liens or properties in Escrow

Liens to go out after Annual Meeting for 2024-2025 Late Assessments

Next open **ANNUAL MEETING: Saturday, March 22, 1pm, Beth Mathews, Lot 125, (John More Drive)**

Motion to adjourn by Joe Mercer; second by Ed. The meeting adjourned at 6:46pm