

COPPER CANYON RANCHES PROPERTY OWNER ASSOCIATION, INC.

OPEN SESSION MEETING MINUTES
GUAYO's ON THE TRAIL, 14239 S Hwy 188, Globe, AZ 85501
928 425 9969
Thursday, November 13, 2025
6:00 pm

Board Members in Attendance Quorum Met: Pat DeYoung, Chris Romiti, Beth Mathews, Marlene Clawson, Travis Hochsprung, Joe Mercer, Shawn Miller

Board Members Absent: Gregg Marin, Ed Ramirez

Property Owners in attendance: Patrick & Susan O'Connor 94, John Clawson 38, Merril Schutt 63, Mr. & Mrs. Kanoy 135, Jon Snyder 121, Lois Brantley 15, Leanna Romiti 13-17

CALL TO ORDER by Pat DeYoung: 6:17pm

Vice President (Chris Romiti): We would like to thank Freeport McMoRan for helping with our roads after the floods. They brought Heavy Equipment, loaders, backhoes, blades, 10-wheel dump trucks, the POA provided lunch for the Crew Members

Acting Secretary's Report

Roll Call – Quorum

Motion to Approve: August 21, 2025 Minutes by Beth Mathews; second by Travis Hochsprung. Motion passed Unanimously. No Quorum for September Meeting. October Meeting Cancelled due to floods.

We need a Volunteer for Secretary Position, does not need to be a Board Member

CCRPOA has an AI-powered voice recorder and transcription device designed for Open Meetings to help users efficiently capture and summarize audio recordings. It offers features like accurate transcriptions, structured note-taking, and is particularly useful for a New Secretary.

Treasurer's Report

Motion to Accept: August, September, October 2025 Treasurer's Report by Shawn Miller; second by Joe Mercer. Motion Passed Unanimously.

First Interstate Bank is now Enterprise Bank & Trust as of 10-10-2025

Motion to Raise assessments to \$360 annually by Shawn Miller; second by Marlene Clawson. Motion passed with 1 nay by Chris Romiti.

Motion to Change Reserves to \$5000 per year by Beth Mathews; second by Joe Mercer. Motion passed unanimously
Annual Assessments, Revenue & Expenditures Reports will be mailed in December

We have a Volunteer, Jon Snyder, CPA, for Treasurer, he accepted the position. Will start training in December and will start January 16, 2026

Road Maintenance Committee (Chair- Shawn Miller) Committee of the Whole Board

Road Report dated 2025-11-13

Motion to Approve up to \$50,000 for Grading; Materials on Copper Canyon Road, Twin Knolls, and Black Peak; and Culverts by Chris Romiti; Second by Travis Hochsprung. Motion Passed Unanimously.

Architectural Committee Report (Joe Mercer, Travis Hochsprung) Committee of the Whole Board

Architecture Committee to meet with Beth Mathews & Maggie Anderson to update Policy & Procedures

The committee is working together with Gila County Community Development Department: Owner living full-time in metal shop without Occupancy Permit/ Use Permit and Pigs on Property. Gila County Permit issued to New Owner.

Policy & Procedures Update (Beth Mathews & Maggie Anderson)

Motion to Adopt AZ OHV Rules by Beth Mathews; Second by Marlene Clawson. Motion Passes Unanimously.

Motion to notify residents and members that Gila County Ordinance (ARS 13-2904) defining Disorderly Conduct by Beth Mathews; Second by Shawn Miller. Motion Passes Unanimously

Motion to establish the Definition of "Member in Good Standing" by Beth Mathews; Second by Pat DeYoung. Motion Passes Unanimously

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

While revising our Associations CC&R's continues to be of great importance to our community, Members / Volunteer help is needed to ensure our new document is current and meets our needs. Our plan is to draft a revision and have an attorney review it prior to presenting to all Members for a vote.

CC&R's were emailed for Member Review, 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.

Next open meeting: Thursday, January 15, 6pm Globe-Miami Chamber

Motion to Adjourn by Shawn Miller; second by Joe Mercer. The meeting adjourned at 7:26pm

APPROVED

POLICY & PROCEDURES MOTIONS

November 13, 2025 POA open board meeting.

1.

Motion to Adopt AZ OHV Rules regarding the use of all-terrain type vehicle use on public roads as the standard for OHV/ATV use on Copper Canyon Ranches private roads, including that all ATVs must be street legal and operators must have a valid driver's license to be on Ranch roads.

Background: While all Copper Canyon Ranch roads are "private", belonging to the Association, our roads are public in that all residents, visitors, maintenance, emergency, and delivery vehicles are entitled and required to use them to reach owners' private property. AZ OHV regulations include provisions for safety, licensure, equipment, responsible riding laws, and 'street-legal' requirements.

2.

Motion to notify residents and members that the Gila County Ordinance defining Disorderly Conduct includes both disturbing the peace and quiet of a neighborhood, family, or individual and unreasonable levels of noise. Therefore, repeated use of an ATV or other motorized vehicle which creates incessant noise is not allowed.

Background: Some areas of Ranch roads have become playgrounds for ATV and dirt bike riders. This causes undue wear to our roads and a great disturbance to residents.

3.

a. **Motion to establish the definition of "member in good standing"** as a member who:

- Is current in meeting financial obligations to the Association
- Is not in litigation with the Association
- Is in compliance with obligations to the association as stated in the Association Governing Documents

b. The Board of Directors shall have sole authority for determining the good standing status of any member and shall make such determination to all members nominated to the Board prior to a vote being taken in all Board Member elections.

Background: "Member in Good Standing" is not fully defined in the Association's governing documents. Board members serve important administrative and governing roles; therefore defining "good standing" is paramount to accepting nominations for Board of Director positions to ensure that Board members are held to community expectations.

13-2904. Disorderly conduct; classification

A. A person commits disorderly conduct if, with intent to disturb the peace or quiet of a neighborhood, family or person, or with knowledge of doing so, such person:

1. Engages in fighting, violent or seriously disruptive behavior; or
2. Makes unreasonable noise; or
3. Uses abusive or offensive language or gestures to any person present in a manner likely to provoke immediate physical retaliation by such person; or
4. Makes any protracted commotion, utterance or display with the intent to prevent the transaction of the business of a lawful meeting, gathering or procession; or
5. Refuses to obey a lawful order to disperse issued to maintain public safety in dangerous proximity to a fire, a hazard or any other emergency; or
6. Recklessly handles, displays or discharges a deadly weapon or dangerous instrument.

B. Disorderly conduct under subsection A, paragraph 6 is a class 6 felony. Disorderly conduct under subsection A, paragraph 1, 2, 3, 4 or 5 is a class 1 misdemeanor.



ARIZONA OFF-HIGHWAY VEHICLE LAWS

Registration Requirements

All off-highway vehicles (OHVs) designed for use over unimproved terrain and weighing 2,500 pounds or less must display a valid Arizona OHV decal to operate on public roads. Residents must purchase the OHV decal through the Arizona Motor Vehicle Division. Non-residents who will operate exclusively on unmaintained roads can purchase the non-resident OHV decal through the Arizona Game and Fish Department by creating a portal account at azgfd.gov. "Street legal" registration is required to operate an OHV on publicly maintained roads designed for conventional two-wheel drive vehicles (can be dirt and pavement). "Street legal" off-highway vehicles will have a license plate with a registration decal (just like your car or truck) and an OHV decal.

Mandatory Equipment Requirements

- Helmet with a D.O.T. rating for anyone under 18
- Eye protection for the driver or a windshield
- Headlight(s) and taillight(s) visible from 500 feet if operated from dusk till dawn
- At least one brake and brake light
- License plate securely fastened to the rear
- Seat and footrests for the operator and each passenger
- Spark arrestor
- Muffler
- Rearview mirror

Additional Required Equipment for "Street Legal" OHVs

- License plate light
- Vehicle insurance
- Horn
- Valid driver's license

LAWS REGARDING SAFE AND ETHICAL USE

- A person shall not drive an OHV with reckless disregard for safety or property, off an existing road in a manner that causes damage, or on closed roads or trails.
- A person shall not drive at a speed greater than reasonable and prudent under the circumstances, conditions and actual and potential hazards then existing.
- A person shall not drive cross-country where prohibited.
- DUI and DWI laws apply to OHVs on dirt roads the same as any other automobile.
- Having passengers on an OHV is prohibited unless it has permanently attached seats designed to carry passengers.
- A vehicle cannot have more than two aftermarket lights and two fog lights. These lights cannot be higher than 42 inches above ground and cannot project the beam farther than 75 feet from the front of the vehicle. Lights must be dimmed within 500 feet of oncoming traffic and 200 feet from behind.
- It is unlawful to chase or harass wildlife.



For more information on rules and places to ride visit:
www.azgfd.gov/ohv

For a complete list of traffic laws visit:
www.azleg.gov/arsDetail/?title=28

WEAR IT!

EVERY TRIP, EVERY TIME.



AZGFD.GOV

