

COPPER CANYON RANCHES PROPERTY OWNER ASSOCIATION, INC.
OPEN ANNUAL MEETING MINUTES
MARCH 22, 2025
1 pm
Beth Mathews Lot 125
John More Drive

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

Property Owners in attendance: Dan & Lisa Kent 146., David Wilhite 20, Leanna Romiti & Danielle Camp 13-17, Ed Ramirez 103, Neil Tomlinson 103, James Ownes 104, Gene Inmon 22, Jim Lakin 167A, Bob Fairchild 166, Steve & Kim Ingles 161, Jeff & Maggie Anderson 52, John & Marlene Clawson 38, Kevin & Cara Oelschlager 115, Ruben Casilla 45, Gregg Marin 83-89, Travis & Cathy Hochsprung 6-8, Jan Miller 9

Call to Order by President, Pat DeYoung 2:12pm

PRESENTATION OF AFFIDAVIT OF MAILING presented by Sandy Dumler

VOLUNTEERS FOR BALLOT TALLY: Maggie Anderson, Cathy Travis, Danielle Camp

Secretary Report by Pat DeYoung, Acting Secretary

Roll Call – Quorum

Motion to approve February 20, 2025 Minutes by Chris Romiti; second by Joe Mercer. Motion passed.

The Board had 10 Open meetings and 3 Executive meetings for 2024-2025.

Secretary Volunteer is still needed, need not be a board member.

Treasurer Report – Sandy Dumler - Pat DeYoung

Motion to accept February, 2025 Treasurer's Report by Beth Mathews; second by Chris Romiti. Motion Passed

Motion to accept Annual Fiscal Year Statement of Revenue & Expenditures by Beth Mathews; second by Chris Romiti. Motion Passed

\$51,215.49 Balance as of 2025-03-17. Treasurer has been enforcing the fines for late assessments and collecting past dues.

Treasurer Volunteer is still needed, need not be a board member.

COLLECTION OF BALLOTS

Annual Title & Liens (Pat DeYoung)

191 Properties / 159 Owners (9) 2024 Unpaid as of 2024-10-31 (29) 2025 Unpaid as of 2025-02-28

16 Properties Escrow: 14 Title Changes & 2 No Closing

44 Release of Liens 2024-2023 fiscal year

10 Liens for Late Assessments: 2021-2022-2023

Architectural Committee: Joe Mercer- Pat DeYoung **Committee of the Whole Board**

The committee is working together with Gila County Community Development Department. Committee has been enforcing the CC&R's

The committee have been informed and attending public hearings for Code Enforcement and Administrative Meetings for Planning & Zoning

Roads Committee: Don Riggins – Pat DeYoung **Committee of the Whole Board**

Committee continues to evaluate roads

Annual Report: 2 full Bladings were performed by Dixon

Granite Material was placed on Omega, Copper Canyon Road by Blue Jay & Wilson Hill

Estimate-Bid from Sunland Asphalt to complete ALL the Roads is \$1,016,858.70 verses:

Total Annual Budget from Assessments \$54,300

The board would be required to have a Special Assessment of \$5,323.87 for each Lot

Speed limit, tearing up the roads, doing burn outs and donuts is still a concern with Owners, and the Road Budget.

ELECTION RESULTS: (Inspectors: Cathy Hochsprung, Maggie Anderson, Danielle Camp)

New Board Members: Marlene Clawson, Denton Cline, Pat DeYoung, Travis Hochsprung, Greg Marin, Beth Mathews, Joe Mercer, Shawn Miller, Ed Ramirez, Chris Romiti

Next open meeting: April 17, 2025 6pm Globe Chamber

Motion to adjourn by Joe Mercer; second by Chris Romiti. The meeting adjourned at 3:04pm



3030 S. 7TH STREET, PHOENIX, AZ 85040
 PHONE: 602.323.2800 | WWW.SUNLANDASPHALT.COM

To:	Copper Canyon Ranches	Contact:	Chris Romiti
Address:	352 N Feather Cyn Dr Globe, AZ 85501 USA	Phone:	
Project Name:	Copper Canyon Ranches	Bid Number:	PH026638
Project Location:	352 N Feather Cyn Dr, Globe, AZ	Bid Date:	11/19/2024

Item Description	Total Price
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BASE BID

Remove And Replace Asphalt Repairs

Provide Traffic Control And Barricades During Our Scope Of Work.
 Make Necessary Saw Cuts.

Remove Approx. 2,947 Square Feet Of Failed Asphalt To A Depth Of 3 Inches.
 Compact Existing Base And Pave With 3 Inches Of 1/2 Inch MAG Asphaltic Surface Course.
 This Proposal Is Based On Performing The Work In 1 Phase(s) Over 1 Day(s).

\$25,235.00

Modified Chip Seal Application

Provide Traffic Control And Barricades During Our Scope Of Work.
 Power Sweep And Clean Approx. 2,119 Square Yards In Preparation Of Modified Chip Seal Application.
 Apply Modified Chip Seal (Polymer And/Or Tire Rubber Modified Asphalt Binder) At A Rate Of .40 Gallons Per Square Yard On Approx. 2,118 Square Yards.
 Apply 1/2 Inch Pre-coated Chips At The Approximate Rate Of 32 Pounds Per Square Yard To Approx. 2,118 Square Yards.
 Roll With A Pneumatic Roller.
 Post Sweep Approx. 2,118 Square Yards After Modified Chip Seal Application.
 Apply SS1-H (1:1) Fog Seal To Approx. 2,118 Square Yards At An Approximate Rate Of .12 Gallons Per Square Yard.
 (Adhesion Or Bonding Of Fog Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills.)
 This Proposal Is Based On Performing The Work In 1 Phase(s) Over 2 Day(s).

\$34,960.00

Subtotal for above BASE BID Items: \$60,195.00

County of Gila, City of Globe 6.4350%: \$3,873.55

Total Price for above BASE BID Items: \$64,068.55

ADD ALTERNATE

Prep Subgrade

Provide Traffic Control And Barricades During Our Scope Of Work.
 Fine Grade, Moisture Condition, And Compact Subgrade To +/- 0.10 Feet On Approx. 32,496 Square Yards.
 This Proposal Is Based On Performing The Work In 1 Phase(s) Over 10 Day(s).

\$183,020.00

Conventional Chip Seal

Provide Traffic Control And Barricades During Our Scope Of Work.
 Apply CRS-2P Asphalt Binder At A Rate Of .85 Gallons Per Square Yard On Approx. 32,496 Square Yards In Two Applications.
 Apply One Layer Of 1/2 Inch Chips At The Approximate Rate Of 32 Pounds Per Square Yard To Approx. 32,496 Square Yards,
 And One Layer Of 3/8 Inch Chips At The Approximate Rate Of 28 Pounds Per Square Yard To Approx. 32,496 Square Yards
 And Roll With A Pneumatic Roller.
 Post Sweep Approx. 32,496 Square Yards After Chip Seal Application. All Chip To Be Swept Off Onto Shoulder Of Road.
 Apply SS1-H (1:1) Fog Seal To Approx. 32,496 Square Yards At An Approximate Rate Of .12 Gallons Per Square Yard.
 (Adhesion Or Bonding Of Fog Seal Materials Is Not Warranted In Areas Exposed To Automotive Fluids And/or Other Spills.)
 This Proposal Is Based On Performing The Work In 1 Phase(s) Over 5 Day(s).

\$314,880.00

Place ABC

Provide Traffic Control And Barricades During Our Scope Of Work.
 Construct A 3 Inch Aggregate Base Course (ABC) Section On Approx. 292,460 Square Feet.
 Fine Grade Aggregate Base Course, Add Moisture, And Compact To Grade On Approx. 292,460 Square Feet.
 This Proposal Is Based On Performing The Work In 1 Phase(s) Over 10 Day(s).

\$397,285.00

Subtotal for above ADD ALTERNATE Items:	<u>\$895,185.00</u>
County of Gila, City of Globe 6.4350%:	<u>\$57,605.15</u>
Total Price for above ADD ALTERNATE Items:	<u>\$952,790.15</u>
Bid Price Subtotal:	<u>\$955,380.00</u>
Total County of Gila, City of Globe 6.4350%:	<u>\$61,478.70</u>

Total Bid Price: \$1,016,858.70

Notes:

- In order to hold pricing, this proposal must be signed and returned within 15 days from the bid date specified above. Due to the pricing volatility of our industry at the moment, Sunland reserves the right to update pricing at any time prior to start of work.
- Material pricing is good through 03-31-2025.
- Sunland Asphalt routinely uses recycled material in hot mix asphalt products.
- Sunland Asphalt will not be held liable for any underground cables, electrical lines, water lines or any other underground obstruction not locatable or not buried to a depth less than 18" below the existing finished grade.
- Sunland is not liable for drainage on projects with less than 1% fall. Due to existing conditions and matching elevations of concrete curbs, buildings and/or asphalt, we may not be able to raise or lower elevations to achieve proper slope to prevent standing water, therefore ponding of water may occur.
- Pricing excludes night/weekend work, permits, fees, bonds, notifications, QC testing, utility adjustment hardware, gate loops, painting bumper blocks, permanent signage, herbicide, removal and disposal of existing fabric underlayment, water source, or survey/staking in price unless noted above. Any pre-existing ADA compliance issues are excluded from contract unless specifically stated in proposal.
- Additional (downtime/mobilization) charges may result from delays beyond the control of Sunland Asphalt (or its subcontractors) which prohibit the above mentioned work from being completed as scheduled. (i.e., unmoved vehicles, disregard for Sunland traffic control, sanitation/delivery services, sprinkler runoff, etc.)

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Sunland Asphalt & Construction, LLC</p> <p>Authorized Signature: _____</p> <p>Project Consultant: Jake Grant 602-323-2800 jgrant@sunlandasphalt.com</p>
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Copper Canyon Ranches
(352 N Feather Cyn Dr Globe AZ 85501)

Base Bid:

Remove & Replace Asphalt

Poly Chip HV (Single Layer on Asphalt)

Budget Alternate:

Grade & Conventional Chip (2 Layers)

Wash: NO CHIP SEAL

Black Peake and Copper Canyon

Sunland Contact:
Jake Grant 480-282-2163



Sizes and locations of items indicated
on map are approximate and are for
informational purposes only. NTS.

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Google Earth