

COPPER CANYON RANCHES PROPERTY OWNER ASSOCIATION, INC.
OPEN SESSION MEETING MINUTES
Globe Chamber of Commerce
1360 N Broad Street, Globe, AZ 85501
Thursday, July 17, 2025
6:00 pm

Board Members in attendance Quorum met: Chris Romiti, Joe Mercer, Beth Mathews, Ed Ramirez, Shawn Miller, Denton Cline

Board members absent: Pat DeYoung, Marlene Clawson, Gregg Marin, Travis Hochsprung

Property Owners in attendance: Neil Tomlinson 103, David Wilhite 20, Leanna Romiti 13-17, Gary & Down Liston 31, Patty & Joe Ortega 24, Jeff & Maggie Anderson 24, Leanne Martin 140

Call to Order by Vice-President, Chris Romiti 6:02pm

Secretary Report by Acting Secretary

Roll Call – Quorum June 26, 2025 there was no quorum for a meeting.

Motion to approve March 20, 2025 Minutes & May 15, 2025 Minutes by Beth Mathews; second by Shawn Miller. Motion Passed Unanimously. Secretary Volunteer is still needed, role does not require to be a board member, task are manageable with a recorder for minutes.

Treasurer Report by Acting Treasurer

Motion to accept May & June 2025 Treasurer's Report by Shawn Miller; second by Beth Mathews. Motion Passed Unanimously. Treasurer Volunteer is still needed, role does not require to be a board member, task are manageable with Quicken Program

Roads Committee (Shawn Miller – Denton Cline) **Committee of the Whole Board**

Committee continues to evaluate roads.

Estimate to re-chip sealing of Black Peak Road range from \$35,000- \$100,000 and is an ongoing problem, concrete replacement would be a more permanent solution.

Motion to Approve up to \$12,000 for material to Repair one large pothole and replace (3) 20-foot sections of Black Peak Road with concrete, using volunteer labor by Joe Mercer, second by Ed Ramirez. Motion Passed Unanimously.

Road Committee will Clean out one culvert on Mountainside with a waterjet.

Road blading will be conducted after the monsoons, approximate cost \$12,000

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

Architectural Committee (Joe Mercer) **Committee of the Whole Board**

The committee is working with homeowners on following the CC&R's and filling out the proper paperwork.

The committee is working together with Gila County Community Development Department.

The committee have been informed and attending public hearings for Code Enforcement and Administrative Meetings for Planning & Zoning, Next meeting August 21, 2025

Amending the CC&R's (Chris Romiti)

Primary Goal is to update the outdated CC&R's, obstacle is the difficulty in securing the 126 votes required for any amendment. CC&R's should be amended to mirror county zoning regulations to eliminate conflicts, as the county has the final say.

The primary changes should start and are needed in the architectural section as it requires the most changes to ensure the CC&R's do not contradict county rules.

A system for collecting feedback on the CC&R changes will be implemented via the website or a new email address within a few weeks, ensuring all member comments are considered

The board & committee will collect community input and seek legal counsel to draft a proposal

Next open meeting: Thursday, **AUGUST 21st, 6pm**

Motion to adjourn by Shawn Miller; second by Joe Mercer. The meeting adjourned at 6:54pm