



Minutes

Copper Canyon Ranches POA

Friday, September 9, 2022
1905 N. Broad Street
Globe, AZ 85501

1. **CALL TO ORDER:** 6:36 p.m. Michael Quill

2. **ROLL CALL: All Board Members were in attendance:** Michael Quill – President, Shawn Miller - Vice President, Katy Gerardo – Treasurer, Maggie Anderson – Secretary, Ed Lisk - Road Committee, Tony Manfredi - Architecture Committee, Cindy Fisher-Smith – Website, Diane Lisk - Facebook Administrator, Jan Miller – Director, Gail Prosser - Director

Others present (Members/Lot Owners):
Cheryal Taylor – Lots 6 & 8, Bob Taylor – Lots 6 & 8, David Wilhite – Lot 20, Jeff Anderson – Lot 52

3. **QUORUM ESTABLISHED**
The Copper Canyon Ranches Property Owners Association successfully established a quorum at 6:36 p.m.

4. **APPROVAL OF PRIOR MEETING MINUTES:** June 3, 2022 Meeting Minutes read by Maggie Anderson. Approved by Motion.

5. **BUSINESS**
 - A. Road Conditions/Repairs.
 1. Shawn Miller will obtain more bids on road repairs and will present new bids at our next meeting.
 2. Road Committee members are going to ask the owners of Lot 192 for permission to allow road contractor to drop materials on their property to work on Black Peak.
 3. There was a suggestion to install a culvert at the bottom of Black Peak to assist with road drainage. More investigation needs to be done on culvert and cement work.
 4. A new appraisal of CCR roads will be done after the monsoons.
 - B. Laptop Computer for Treasurer and Secretary was voted on and approved by motion. \$1,000 maximum to be spent on the computer which includes software and hardware. Laptop computer is to be passed on to the new incoming Treasurer and Secretary.



- C. Administrative discussions on form welcome letters to new CCR property owners and form violation letters to CCR property owners. Tony Manfredi and Jan Miller will draft the form violation letters.
 - D. A motion was made and approved on Cindy Fisher-Smith creating CCR's Gmail Email Accounts.
 - E. Treasurer's Report dated September 9, 2022 was read by Katy Gerardo and approved.
 - F. Mike Quill made a motion for Katy Gerardo to be a signer on the CCRPOA's business account and the motion was seconded. The Board members executed the September 9, 2022 authorization to the Bank of the West allowing Carol Katy Gerardo as an authorized signer on the CCRPOA's business account. The executed authorization was electronically transmitted to the bank by Mike Quill.
 - G. Escrow/Title Report dated September 1, 2022 was read by Katy Gerardo and approved.
6. **NEXT MEETING:** October 19, 2022 at 6:00 pm., 1905 N. Broad Street, Globe, AZ - **Approved by Motion.**
7. **MEETING ADJOURNED:** 7:44 pm by President Michael Quill.

These minutes were approved by the Board of Directors.

/s/Maggie Anderson
Maggie Anderson, Secretary

October 19, 2022
Date