

Board Meeting Minutes Date: 2026-05-21

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| ☒ Merril Schutt | ☒ Chris Romiti |
| ☐ Jon Snyder | ☒ Angela Mack |
| ☒ Marlene Clawson | ☐ Beth Mathews |
| ☒ Shawn Miller | ☐ Joe Mercer |
| ☐ Travis Hochsprung | ☒ Ed Ramirez |

Christopher Cook 60, John Clawson 38&55&62, David Wilhite 20,
Ben & Coleen Luoma 32

County Road Maintenance and Future Plans

1. • Discussion Points:
 - o Joel McDaniel (County Roads Manager) attended at Marlene Clawson's invitation to discuss road maintenance concerns.
 - o Shawn Miller asked whether the county could assume maintenance of private community roads. Joel explained that decision is outside his authority. He reported that the county-maintained dirt road experiences approximately 175 vehicles per day, making maintenance difficult due to heavy traffic, steep grades, and curves.
 - o Joel expressed support for eventually chip sealing the road and stated that the county will continue surface improvements section by section to strengthen the case for funding.
 - o Significant drainage issues, including culvert replacements near Mount View and installation of a concrete apron, must be completed before chip sealing can be considered.
 - o Christopher Cook noted that non-local traffic, particularly side-by-side vehicles traveling at high speeds, contributes significantly to road deterioration.
 - o Chris Romiti asked whether the county could provide a map outlining improvements necessary for private roads to meet county standards for a potential takeover.
 - o Joel agreed to contact County Engineer Tom Goodman's office regarding the request.
 - o Residents were encouraged to advocate directly to County Supervisor Woody Klein and other county officials regarding road improvements.
 - o Marlene Clawson shared advice from Kathy recommending residents submit letters with concise bullet points outlining road concerns.
2. • Decisions Made:
 - o The community agreed to pursue a coordinated advocacy effort by contacting County Supervisor Woody Klein and other county officials regarding road improvements.
3. • Action Items/Commitments:
 - o Joel McDaniel: Continue road surfacing efforts to build support for future chip seal improvements. Follow up on the NCRS-funded erosion repair project once the required easement is received. Contact Tom Goodman's office regarding mapping required road improvements. Continue serving as a county liaison and provide periodic updates.
 - o Community Residents: Submit letters and concerns to County Supervisor Woody Klein and other county officials.

Roads, Drainage, and Signage Management

4. • Discussion Points:
 - o Shawn Miller reported the successful completion of the Black Peak drainage project by DJ, who installed approximately 130 feet of pipe for about \$7,000, significantly below the original estimate.
 - o Approximately \$35,000 remains allocated for additional drainage and road improvement projects, with additional funding available if necessary.
 - o Shawn Miller and several residents emphasized the need for a coordinated plan addressing drainage and road work on Mountainside Drive and adjacent areas before summer monsoons.
 - o Residents reported that vegetation is obstructing the Mountainside Drive sign.
 - o Concerns were raised regarding an unauthorized "Sundance" sign located across from Mountainside.
 - o A recent incident involving a FedEx truck attempting to use the abandoned Sundance road highlighted the need for warning signage.
 - o The board discussed installing "Private Property – Private Roads – Residents and Guests Only" signs at the Black Peak and Copper Canyon entrances to discourage non-resident traffic.
5. • Decisions Made:
 - o Proceed with development of a detailed road and drainage improvement plan.
 - o Trim vegetation obstructing the Mountainside Drive sign.
 - o Remove the unauthorized Sundance sign.
 - o Install warning signage at the abandoned Sundance Road.
 - o Move forward with development of new private property entrance signs.
6. • Action Items/Commitments:
 - o Develop a road and drainage improvement plan for Mountainside Drive and surrounding areas by early June 2026. Prepare proposals for prioritized drainage projects before summer rains.
 - o Trim the tree obstructing the Mountainside Drive sign.
 - o Remove the unauthorized Sundance
 - o Install warning signage at the abandoned Sundance Road
 - o Finalize wording for the new private property entrance signs.

Animal Control and Unmanaged Dog Issues

7. • Discussion Points:
 - o Animal Control postponed attendance pending legal clarification from the county attorney regarding access to private property.
 - o Residents discussed ongoing concerns regarding numerous dogs left behind by a former resident.
 - o Approximately twenty-five dogs have already been removed from another property associated with the individual, with additional removals scheduled.

Board Meeting Minutes Date: 2026-05-21

o Chris Romiti noted that the property owner remains subject to HOA and county fines and has not vacated the property as previously required.
o Christopher Cook apologized for misunderstanding HOA restrictions concerning their two miniature pigs and stated they are being relocated to a sanctuary.

8. • Decisions Made:
 - o The formal Animal Control presentation was postponed until legal questions regarding enforcement authority are resolved.
9. • Action Items/Commitments:
 - o Follow up with County Attorney John Costaneta and Woody Clein's office regarding legal guidance
 - o Schedule an Animal Control representative to attend a future meeting once legal issues are clarified.
 - o Monitor updates from county officials regarding enforcement authority and road mapping guidance.

Community Security and Suspicious Activity

10. • Discussion Points:
 - o A newer resident reported an increase in suspicious activity, including possible drug-related exchanges involving motorcycles and abandoned vehicles near the old mill areas.
 - o Shawn Miller acknowledged that similar issues have occurred in the past and noted that persistent reporting to the Sheriff's Office had previously produced results.
 - o Residents emphasized the importance of documenting incidents with photographs, vehicle descriptions, dates, and times.
 - o A resident offered access to footage from 4K night-vision cameras monitoring road activity.
 - o Chris Romiti recalled previous law enforcement efforts that successfully addressed similar concerns.
11. • Decisions Made:
 - o Residents agreed to consistently document and report suspicious activity to law enforcement agencies.
12. • Action Items/Commitments:
 - o Community Residents: Continue documenting and reporting suspicious activity to establish patterns for law enforcement review. (Ongoing)

HOA Governance, Financials, and Communications

13. • Discussion Points:
 - o The April meeting minutes and April Treasurer's Report were reviewed.
 - o The Treasurer's Report reflected an ending balance of approximately \$70,000.
 - o A recently completed audit was reviewed and discussed.
 - o Chris Romiti reported that a draft document, potentially related to CCRs or community policies, is nearly complete and ready for board review before publication on the website.
 - o Email distribution issues are being resolved to improve communications.
 - o Residents were encouraged to continue

submitting website updates and content suggestions.

14. • Decisions Made:
 - o A motion to approve the April meeting minutes was made by Shawn Miller, seconded by Ed Ramirez and passed.
 - o A motion to approve the April Treasurer's Report was made by Shawn Miller, seconded by Marlene Clawson and passed.
 - o The board approved the recently completed audit.
 - o A motion to adjourn the meeting was approved.
15. • Action Items/Commitments:
 - o Chris Romiti: Send draft document for review.
 - o Distribute the draft document to board members upon receipt.
 - o Residents: Continue submitting website updates and information for publication.

Next Meeting

16. • Decision:
 - o The next general meeting is scheduled for June 18, 2026.

Welcome!

Copper Canyon Ranches POA

DATE: 5/21/26

GLOBE MIAMI CHAMBER

Thank you for coming. Please leave your name and contact information.

LOT#	NAME
	PLEASE PRINT
9	* Shawn Miller
65	* MERRIL Schlotz
6th Canyon	Jodi McDaniel
17a	Chris Rasmussen
32	Ben & Coleen (Homa)
30	David White
60	Christopher Cook
38	John Clawson
133	* Ed Ramirez
10	* Angela Mach
	* Marlene Clawson