



CCR POA OPEN SESSION MEETING MINUTES

DATE OF MEETING: January 18, 2024 TIME: 6:00 p.m.

LOCATION: Globe Chamber of Commerce, 1360 N. Broad Street, Globe, AZ

- I. **CALL TO ORDER:** 6:02 p.m. by Ed Lisk, President
- II. **ROLL CALL:** Present - Ed Lisk, Shawn Miller, Jan Miller, Lacey Casillas, Pat DeYoung, Sandy Dumler, Chris Romiti, and Beth Matthews (*Note: Tony Manfredi will be present via cell phone at time of Architectural Report)
- III. **PRESIDENT'S NOTES:** Lot 150 shelter, and Lot 138
- IV. **VICE-PRESIDENT REPORT:** (Pat DeYoung) AZ Corp Commission Requirement: Transparency Act, exempt per Non-Profit Corporation.
- V. **SECRETARY REPORT:** (Jan Miller): Received for filing November 2023 Meeting Minutes as written – **Approved by Motion.**
- VI. **TREASURER REPORT** (Sandy Dumler) October, November, December Treasury Reports – **Approved by Motion.**
Assessment Notice Mailed
- VII. **CORRESPONDENCE:** (Lacey Casillas)
Numerous emails and communications from Lot 164 Owner cursing at Board, threatening named Board Members, calling Board foul names, threatening local Rancher, threats to sue POA Members, etc. Due to previous harassment by Lot Owner, prior Cease and Desist Letter served upon Lot Owner, and continuous extensive harassment by Lot Owner, the Correspondence/Communications Chair will move forward with second Cease and Desist Letter to Lot Owner – **Approved by Motion.**
- VIII. **POLICY & PROCEDURES:** (Beth Mathews)
Procedures Review – **Tabled.**
- IX. **ARCHITECTURAL COMMITTEE REPORT:** (Tony Manfredi via cell phone)
Discussion re: Lot 167A Storage Shed 12 x 16 Prior to setting home Lot 167A Easement access, Lot 156, Lot 160 earthwork, submitted site plans, and County permits. Report – **Approved by Motion**
- X. **ROADS COMMITTEE:** (Chris Romiti)
Review work done by BHP on Mountainside.
Review work replacing street & stop signs by Gila County (Supervisor Cline).
Discuss who is responsible for grading Boulder Drive.
Discuss who has road easements for lots 167A,B,C & 169A,B,C.
Discuss Dixon invoice.



Copper Canyon Ranches Property Owners Association, Inc.

Discuss bid re: Omega – rejected current bid considered too high, but Chair and Director Shawn Miller to review Omega for re-evaluation of repairs.

Report – **Approved by Motion**

XI. LIENS/TITLES: (Pat DeYoung)

Liens Title Change / Escrow – Report **Approved by Motion.**

Lot 48 Owner split exception discussed. The Lot Owner *alleges* he has only 1 Lot and not 3 because the POA approved an *alleged* illegal split of lots. Also, Lot Owner *alleges* that the liens on his property are no longer valid because his purchase was via Gila County Treasurer Real Estate Purchase. (*Note: there are outstanding assessments on Lot 48 which are associated with the liens.)

Pursuant to *conflicting and unclear information*, the Board will refer the issues regarding Lot 48 to the POA Attorney for clarification on further handling – **Approved by Motion.**

XII. NOMINATIONS/ELECTIONS: (Sandy Dumler)

Nomination Form Mailed, Update on Nominations Election Committee and Ballots.

XIII. OWNER OPEN FORUM

XIV. NEXT MEETING: February 15, 2024 at 6:00 p.m. at Globe Chamber of Commerce

XV. MEETING ADJOURNED: 7:33 p.m.

These minutes were approved by the Board of Directors.

/s/Jan Miller

Jan Miller, Secretary

2/15/2024

Date