

Copper Canyon Ranches
Open Board Meeting Minutes
Globe Chamber of Commerce
1360 N Broad Street, Globe AZ 85501
Thursday May 23, 2024
6pm

Board members in attendance: Pat DeYoung, Ed Lisk, Shawn Miller, Joe Mercer, Don Riggins, Beth Mathews, Lacey Casillas (by phone); absent: Sandy Dumler, Chris Romiti, Lacey Casillas

Property owners in attendance: Mark & Joeliza Kanoy, Butch Ingram, Pat & Sue O'Connor, Travis Hochsprung, James Lakin, Colby Guelian

President Pat DeYoung called the meeting to order at 6pm. Pat welcomed property owners to the meeting; announced that this meeting would focus on Architectural issues and that attendees would all be given opportunities for questions and discussion.

Secretary Report (Jan Miller)

President Pat DeYoung announced Secretary Jan Miller's resignation from the board of directors effectively immediately.

In absentia Jan submitted minutes of the last meeting April 18, 2024, which was put before the board for approval. Motion to approve by Ed Lisk, second by Beth Mathews. Minutes approved unanimously.

Treasurer Report (Pat DeYoung)

In the absence of Sandy Dumler, the Treasurer's Report was tabled to a future meeting.

Architectural Committee (Co-chairs Joe Mercer, Ed Lisk)

At this point, President Pat DeYoung opened the meeting for an informal discussion of questions & concerns regarding architectural matters. Owners interacted with board members and one another to review current and future plans for their properties as well as Association and Gila County requirements. The Association Architectural Review process was reviewed. Procedures/Requirements for Architectural Control Committee will be updated, drafted and reviewed.

Policy Chair, Beth Mathews distributed a draft revised violations policy, including the violation timeline of required actions as determined by state statute (see attached). Motion to adopt the revised violations policy by Shawn Miller, second by Ed Lisk. Motion passed unanimously. Procedures, including violation notices, will be further revised as needed and will not require a vote to adopt.

Correspondence (Lacey Casillas)

There being no correspondence directly related to Architectural Control, there was no report

Roads Committee (Don Riggins)

Don presented a chart referencing all roads for which the Association is responsible, the length of each, action steps needed for specific sites and work priorities as established by the committee.

Open Forum

No further topics were brought up.

Motion to adjourn by Joe Mercer, second by Ed Lisk. **The meeting was adjourned at 6:36.**

The next meeting will be June 20, 2024 at the Chamber of Commerce.

Respectfully submitted,

Beth Mathews, Acting Secretary

SITE	WORK NEEDED ACTION STEPS	PRIORITY BASED ON BUDGET	MILES	<h1 style="text-align: center;">2024-05-23 ROADS</h1> <h2 style="text-align: center;">ROAD CHAIR TO GET QUOTES FOR WORK</h2>
BEDROCK				
BLACK PEAK	BLADE		0.08	VOLUNTEERS: BLACK TOP- CUT OUT/TARGET SAW BLOW OUT/ PATCH
BLACK PEAK & COPPER HILLS				
BLACK PEAK & SUNDANCE			0.42	
BLACK PEAK & JOHN MORE				
BLACK PEAK & COPPER CYN			0.12	
BLACK PEAK CIRCLE	BLADE		0.15	(Jerry to change road?)
BLUE JAY	BLADE		0.29	
BOULDER DR RESPONSIBILITY				
BREEZY HILL	BLADE		0.56	
COPPER CANYON DRIVE	BLADE GRANITE	PRIORITY	1.32	MATERIAL FROM LOT 4 TO PEREGRINE
CCR DRIVE BLK PK-BHP LINE	BLADE		0.52	
CENTER CIRCLE	BLADE		0.13	24" CULVERT W CONCRETE TO SET IT - HEADWALL
COPPER HILLS GILA COUNTY	OWNERS CALL GILA COUNTY (SUPERVISOR: WOODY CLINE)			
COPPER HILLS GOING TO HWY 60	BLADE		2.06	CHECK CATTLE GUARDS - BLM MARKERS ON BOTH SIDES OF ISLAND ROAD
FEATHER CANYON	BLADE (RPR WASH OUT) GRANITE	PRIORITY	0.5	GRANITE FROM LOT# 17 TO CULVERT 620ft x 30ft ADD BIG CULVERT ON TOP BY CREEK WITH APRON, HEADWALL-COMPACTED FUTURE: RE-SURFACE ON TOP TO END OF CC DR CHRIS TO MAINTAIN IF CCR POA BUYS ABC
GOLDEN EAGLE	BLADE		0.06	

IDA	BLADE		0.26	BLADE ONLY FROM COPPER HILLS TO LOT 107A
JOHN MORE	BLADE			
KNOII RD			0.41	GRADE ONLY
MOUNTAIN SIDE	BLADE		1.18	TO COPPER HILLS AND BOTH SIDES OF "Y"
OMEGA	BLADE GRANITE	PRIORITY	0.45	GRADE ONLY NOW GRANITE 3 SECTIONS/ ONE AT A TIME FROM 201 - 3"-4" CULVERT - CONCRETE
OVERHILL	BLADE		0.27	
PEREGRINE	BLADE		0.21	BLADE ONLY
RIDGE ROAD	BLADE		0.34	CUT BAR DITCH DRAINAGE BEFORE DRIVEWAY (LOT 153 CROSSING CREEK 18" CULVERT..PERMIT FOR DRAINAGE CREEK? STEVE WILLIAMS/RANDY) 36" CULVERT
SILVERHAWK	BLADE		0.21	VOLUNTEER TO OPEN CUL-D-SAC NEED DIAMETER CHECK WITH OWNERS
SUNDANCE (SOUTHSIDE) (BLK PEAK TO LOT 79)	BLADE GRANITE		1.37 ALL	GRANITE LOT 77 TO LOT 79 SECOND DRIVEWAY GRANITE WHEN WET
SUNDANCE (NORTHSIDE) (LOT 76 TO 68A)	BLADE GRANITE		"	BY LOT 68A DRIVEWAY: 18" CULVERT W/ T-POST HEADER WALL OR CONCRETE APRON RED CLAY: 4"-5" GRANITE WHEN WET DRAIN PIPE ANCHORED BY BURM
SUNDANCE (NORTHSIDE) (MT SIDE TO LOT 76)	BLADE GRANITE		"	
SUNDANCE (LOT 77-79)			"	GRADER - 1 A YEAR
SUNDANCE WAY	BLADE		0.16	
VISTA CIRCLE	BLADE		0.19	
		TOTAL MILES	12.52	INCLUDES 2.06 MILES SECTION OF ROAD ACROSS FREEPORT'S LAND TO HIGHWAY 60 INTERIOR MILEAGE ONY IS 10.46
BLADING - GENERAL CULVERTS SIGNAGE AND REFLECTORS				BLADE AFTER MONSOONS IF POSSIBLE ADD NEW AND REPAIR CURRENT - BEFORE MONSOONS WHERE NEEDED



Copper Canyon Ranches Property Owners Association, Inc.

April 30, 2024 Treasurer Report

BEGINNING BALANCE REGISTER				<u>\$87,756.96</u>
		DEBIT	CREDIT	
LIENS				
OFFICE SUPPLIES				
		-		
Stacksocial (5 flash drives)	\$179.25			
Postage				
		-\$16.58		
	USPS	-\$16.58		
Attorney Fess				
			-	
Mulcahy Law Firm		\$9,469.20		
MEETING				
April & May meeting room	-\$50.00			
				TOTAL EXPENSES
				<u>-\$9,715.03</u>
DEPOSITS				
Assessments 04-02-2024			\$1,020.00	
Assessments 04-02-2024			\$750.00	
Assessments 04-12-2024			\$250.00	
Assessments 04-12-2024			\$1,515.00	
Assessments 04-26-2024			\$1,615.00	
				TOTAL INCOME
				\$5,150.00
ENDING BALANCE REGISTER				<u>\$83,191.93</u>
BOW ENDING BALANCE				<u>\$92,711.13</u>
OUTSTANDING				\$9,519.20
RECONCILED				<u>\$83,191.93</u>
Sandy Dumler				
05-13-2024				