

Copper Canyon Ranches Property Owner Association  
Open Session Meeting 7.25.24  
Globe Chamber of Commerce  
1360 North Broad St. Globe AZ 85501  
DRAFT Minutes

**Board members in attendance:** Shawn Miller, Don Riggins, Sandy Dumler, Chris Romiti, Joe Mercer, Lacey Casillas, Pat DeYoung, Beth Mathews

**Property Owners in attendance:** John & Marlene Clawson 38, Maggie & Jeff Anderson 52, Collins Williams 169A, Jim Lakin 167A, Mark & Joeliza Kanoy 135, Tony Manfredi 99, Yolanda Curiel-Barrientos, Cathy Melvin-Gila County

**Guest Speakers:** Woody Cline, Gila County Supervisor, District 3; Sadie Jo Bingham, Gila County Recorder

**Call to Order** by President, Pat DeYoung at 6:02 pm.

**Member Open Forum** with guest speakers took first place on the agenda prior to the regular CCR business.

President Pat DeYoung introduced guest speakers Woody Cline and Sadie Jo Bingham. Mr. Cline and Ms. Bingham hold Gila County supervisory positions with staff who interact regularly with various Copper Canyon Ranches board members and property owners. This forum provided an opportunity for open discussion regarding Gila County and Copper Canyon Ranches land use requirements, application requirements & and other processes. Questions and discussion centered on the following topics:

Copper Canyon Ranches Roads

Gila County cannot assume responsibility for maintenance and improvements on our private roads unless and until all CCR roads meet the county's primitive road requirements, including adequate widths and easements (50 feet from center line per each property).

Zoning and Code Enforcement

CCR property owners must abide by Gila County AND Copper Canyon Ranches Conditions, Covenants, and Restrictions. If both sets of regulations apply, property owners must abide by the most restrictive of the rules.

Fire District

Ranch property is located outside Globe city limits and therefore outside that fire district. Our understanding is that Globe Fire Department will respond to a fire in Copper Canyon Ranches if not concurrently required to fight a fire within their district.

A fire district within Gila County must have fire-fighting equipment and personnel including fire fighters, board of directors, and administrators. A petition to join another established fire district may be possible and has its own requirements.

### County Recorder

The Recorder's office records, preserves, and retrieves public records for Gila County including titles, liens, and voter registration files dating back to the 1800s. Copper Canyon Ranches board members work closely with Recorder personnel to ensure correct member/owner rolls, file liens and releases, and research property ownership as needed.

President Pat DeYoung and Director Chris Romiti will meet with Gila County Community Development Division at Gila County regarding Building Permits and Code Enforcement on August 6, 2024.

President Pat DeYoung thanked Mr. Cline and Ms. Bingham for their participation and returned to regularly scheduled agenda items.

### **Secretary Report** - Beth Mathews, Acting Secretary.

Motion to approve June 2024 open business meeting minutes by Shawn Miller; Second by Sandy Dumler. Pat DeYoung abstained. Motion passed unanimously.

### **Treasurer Report** - Sandy Dumler, Treasurer

Motion to accept Treasurer's Report by Beth Mathews; Second by Chris Romiti. Motion passed unanimously.

### **Architectural Committee** – co-chairs Ed Lisk, Joe Mercer

Lot 167A

Co-chair Joe Mercer met with property owner to review owner compliance with County and Ranch building requirements.

Lot 169

Owner continues to work with the committee to ensure compliance with County and Ranch land use requirements.

### **Titles and Liens** – Pat DeYoung

Lot 146 closed 7.3.24.

Lot 107A in escrow, estimated closing date 7.26.24, new owner documents sent.

### **Roads Committee** – Don Riggins

No updates since May 2024. Blading roads will be scheduled after monsoons.

Next meeting August 22, 2024, 6pm, Globe Chamber of Commerce

Meeting adjourned 7:30.