Board Meeting Minutes Date: 2026-02-19

☒Pat DeYoung ☒Chris Romiti

☒Jon Snyder ☒Angela Mack

☐Marlene Clawson ☒Beth Mathews

☒Shawn Miller ☒Joe Mercer

☐Travis Hochsprung ☒Ed Ramirez

Maggie Anderson 52, David Gill 136, Neil Tomlinson 103, Leanna Romiti 17A

Call to Order

- The meeting was called to order at **6:01 PM**.
  A quorum was confirmed.

Annual Meeting Planning and Board Nominations

- The board discussed planning for the upcoming annual meeting and reviewed the current list of board nominees. Nominees discussed included **Marlene Clawson, John Clawson, Merril Schutt, Angela Mack, Shawn Miller**, **Ed Ramirez** and **Travis Hochsprung** who agreed to be included.
- The **Annual Meeting** was scheduled for **Saturday, March 21 at 1:00 PM** to be held at **Lot 125 Beth Mathews yard**

Board Transition and Treasurer Vacancy

- The board discussed the upcoming board transition and the need to transfer association materials and records to the new board.
- The **Treasurer position is currently vacant** due to John Snyder job promotion. **Pat DeYoung** agreed to cover the position temporarily but noted that she cannot fill the role for the entire year. The board discussed the need to recruit a new treasurer as soon as possible.
- The POA **file cabinet is currently located with Beth Mathews** and will need to be relocated following the annual meeting once board transitions occur.
- It was also agreed that **Pat DeYoung and Beth Mathews** will participate in an executive session during the annual meeting to help guide the officer election process and provide continuity during the transition.

Policies, Procedures, and Governance Documentation

- Beth Mathews reported that a **governance manual and policies and procedures document** are being assembled to assist current and future boards. Maggie was introduced as a technical writer assisting Beth with the documentation.
- The manual will include references to **Arizona statutes, bylaws, county codes, and board procedures**. The final materials will be delivered to the incoming board in the form of a **printed binder and a thumb drive** at the annual meeting.

The board reviewed two governance motions.

- **Motion 1:**
  Authorize the board to **appoint board members to fill between three and ten board seats as allowed by the bylaws.**
  Motion by **Beth Mathews**, seconded by **Shawn Miller**.
  Motion passed unanimously.
- **Motion 2:**
  Establish a **nominating committee of at least two members** to identify candidates for board positions in accordance with the CC&Rs.
  Motion by **Beth Mathews**, seconded by **Pat DeYoung**.
  Motion passed unanimously.

Law Enforcement Coordination

- Chris Romiti reported on preliminary discussions regarding the possibility of establishing an agreement with the **County Sheriff's Department** that would allow deputies to patrol and issue citations on HOA roads for speeding and reckless driving.
- No formal agreement has been established. The matter will be left for the incoming board to review and determine whether to pursue further.

Signage and Access Control

- The board discussed installing additional signage at entrances to the community to discourage non-resident traffic.
- A sign is needed near **Blue Jay** and additional signs may be installed at community entrances identifying the area as **Private Property**. Shawn Miller will draft wording for the signage.

CC&Rs Update

- Chris Romiti provided an update on the ongoing work to revise and organize the **Covenants, Conditions, and Restrictions (CC&Rs)**.
- The board plans to circulate a draft to property owners for review and feedback before submitting the document to an attorney for legal review. This approach is intended to reduce legal costs and encourage community participation in the revision process.
- Chris offered to assist the incoming board for **one to two months** following the annual meeting to help finalize the updates.

Community Communication and Outreach

- The board discussed strategies for improving communication with property owners regarding CC&R updates and future voting requirements.
- Communication methods discussed included:
  - Posting announcements on Facebook and documents on the **website**

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  - Updating and utilizing the **community email distribution list**
  - Conducting **door-to-door outreach and phone calls** when necessary
- Angela will assist with updating the email list and distributing announcements once the list is verified.

Secretary’s Minutes

- The minutes from the **January 11 meeting** were reviewed.
- **Motion:** Approve January 11 Minutes
  Motion by **Chris Romiti**, seconded by **Shawn Miller**.
  Motion passed unanimously.

Treasurer’s Report

- The **January Treasurer’s Report** was presented to the board.
- As of **January 31**, **141 property owners had paid their assessments**, with approximately **50 remaining late** at that time. Additional payments have been received since notices were mailed.
- Other updates included:
  - HOA demand documents processed between **November and January**
  - Associated deeds recorded
  - A **GoDaddy four-year charge paid in full**, with the next payment due in **2029**
  - Approximately **$1,000 spent from the Road emergency fund**
  - Bank accounts and registers reconciled
- **Motion:** Accept the January Treasurer’s Report
  Motion by **Joe Mercer**, seconded by **Chris Romiti**.
  Motion passed unanimously.

Ownership and Voting Metrics

The board reviewed current ownership statistics related to future voting requirements.

- **Total lots:** 191 **Total owners:** 159
- **Votes required for approval:** 124

Residency breakdown includes approximately:

- **89 full-time residents**
- **38 residents in the Globe area**
- **39 elsewhere in Arizona**
- **24 out-of-state owners**
- The board noted that records from November may need to be updated, particularly to verify multi-lot ownership and ensure accurate vote counts.

Road Maintenance and Improvements

- The board reviewed ongoing and planned road maintenance projects.
- Previously approved work includes:
- **$9,000 allocated for a culvert near Lot 121 (bottom of Black Peak) culverts already purchased** and awaiting installation
- Remaining road material budget for **Black Peak, Mountain Side and Twin Knolls**
- Additional areas requiring attention include **Mountainside, Copper Canyon, Breezy Hill, Father/Feather Canyon, Omega, and the Ridge Road area**.
- Discussion included the possibility of installing **concrete aprons or short concrete sections** in certain flat areas where culverts frequently fail or wash out.
- To allow road work to proceed without delays while contractor scheduling and materials are finalized, the board approved a spending authorization.
- **Motion:** Approve road work **not to exceed $35,000** for culverts, additional road material, and labor.
  Motion by **Chris Romiti**, seconded by **Joe Mercer**.
  Motion passed unanimously.

Website Updates

- The board discussed improving the process for updating the community website and responding to inquiries from prospective buyers and property owners.

Adjournment 6:45 PM.