

COPPER CANYON RANCHES PROPERTY OWNER ASSOCIATION, INC.
OPEN SESSION MEETING MINUTES
Globe Chamber of Commerce
1360 N Broad Street, Globe, AZ 85501
Thursday, August 21, 2025
6:00 pm

Board Members in attendance Quorum met: Chris Romiti, Joe Mercer, Beth Mathews, Shawn Miller, Pat DeYoung, Travis Hochsprung, Marlene Clawson

Board members absent: Ed Ramirez, Gregg Marin, Denton Cline

Property Owners in attendance: Mike Smith 109, Sandy Dumler 151, Butch Ingram 2C, Patrick & Susan O'Connor 94, Ed & Diane Lisk 129 130 131 132

Call to Order by President, Pat DeYoung 6:00pm

Secretary Report by Acting Secretary

Roll Call – Quorum

Motion to approve July 17, 2025 Minutes by Joe Mercer; second by Chris Romiti. Motion Passed Unanimously.

Secretary Volunteer is still needed, role does not require to be a board member, task are manageable with a recorder for minutes.

Treasurer Report by Acting Treasurer

Motion to accept July 2025 Treasurer's Report by Shawn Miller; second by Chris Romiti. Motion Passed Unanimously.

Treasurer Volunteer is still needed, role does not require to be a board member, task are manageable with Quicken Program

Roads Committee (Shawn Miller) Committee of the Whole Board

Committee continues to evaluate roads.

Road maintenance will proceed with requests for proposal for grading, granite placement, and repairs to specific problem areas.

Plans for concrete replacement on Black Peak using volunteers and cost-saving measures, need breakdown of cost.

(Black Peak 100 tons of granite, Copper Canyon Drive up to Breezy Hill 300 tons of granite)

Water Tanks should be locked to prevent unauthorized use

Mapping and visual aids are needed to help participants understand road planning discussions.

Speed limit, tearing up the roads, doing burn outs and donuts is still a concern with Owners, and the Road Budget

Architectural Committee (Joe Mercer-Travis Hochsprung) Committee of the Whole Board

The committee is working with homeowners on following the CC&Rs and filling out the proper paperwork.

The committee is working together with Gila County Community Development Department.

Architectural controls will be clarified and simplified, referring to county rules where possible, with POA retaining enforcement via liens for specific items

Policy & Procedures Update (Beth Mathews & Maggie Anderson)

Working together with Amending the CC&Rs and Architectural Control Committees

Amending the CC&R's (Chris Romiti)

Primary Goal is to update the outdated CC&Rs; Greater Member Participation is needed for successful CC&R changes.

Input from ALL Members should be collected and shared via email or website.

Research ARS statutes, Arizona Requirements, Gila County on regulations

CC&Rs should be amended to mirror county zoning regulations to eliminate conflicts, as the county has the final say.

Obsolete developer-related clauses will be removed, voting rights clarified and bylaws aligned with revised CC&Rs

Definitions section is straightforward and does not need changes

Architectural controls should be clarified to avoid conflicts with county regulations

Livestock limits and definitions need to be discussed and clarified in CC&Rs

Consult Attorneys to determine whether to amend or replace, proceed based on legal guidance

Open Forum: *Member on County roads question the benefit of POA fees, since the County Maintains their roads.*

POA fees are required from all members to support neighborhood infrastructure, even if some roads are now maintained by the county

Next open meeting: Thursday, **SEPTEMBER 25th, 6pm**

Motion to adjourn by Joe Mercer; second by Shawn Miller. The meeting adjourned at 7:22pm