

COPPER CANYON RANCHES PROPERTY OWNER ASSOCIATION
OPEN SESSION MEETING JANUARY 16, 2025
GLOBE CHAMBER OF COMMERCE
1360 NORTH BROAD STREET
GLOBE, ARIZONA 85501
MINUTES

Board members in attendance: Pat De Young, Don Riggins, Sandy Dumler, Chris Romiti, Joe Mercer, Lacey Casillas

Board members absent: Ed Lisk, Shawn Miller, Beth Matthews

Property Owners in attendance: Leanna Romiti, Dave Wilhite, Pat & Susan O'Connor, Gregg Marin

Call to Order: President Pat De Young at 6:00pm.

Secretary Report: Pat De Young, Acting Secretary
Roll Call – Quorum
Received for filing October 17, 2024 minutes as written.
Motion to approve by Chris Romiti, second by Joe Mercer.
Motion passed. Sandy Dumler, Lacey Casillas abstain from voting due to absence at the last meeting.

Treasurer Report: Sandy Dumler, Treasurer
Motion to accept October, November, December treasury report by Chris Romiti, 2nd by Pat De Young. Motion passed.

Architectural Committee Report: Co-Chair, Joe Mercer
Meeting with Lot 139 – Owner will get fees waived by the County for the next two months if the property is cleaned up by March 20, 2025. Owner is required to move from the property. Fines may be assessed if this is not followed.

Court hearing on 1/16/2025 pertaining to Lot 169 was attended by Mercer. Property owner failed to show. Judge denied owner's appeal.

Lot 94 property owners present. Owners making plans to place a manufactured home on the property and would like to meet with a board member(s) to make sure home is placed according to guidelines (50-100 feet from road). Wastewater assessment is next on owner's agenda. Home may be 24x50/1,000 square feet.

Lots 83 and 89 property owner present. Owner has questions regarding procedures for plans to build. Board will email information to owner.

Water Tanks:

Pat De Young for Shawn Miller

Update on condition of tanks: John More Tank repaired.

Roads Committee:

Co-Chairs, Don Riggins, Chris Romiti

700 tons of granite placed on Copper Canyon Road by Blue Jay Road, and Wilson Hill. Same amount also placed on Omega Road. Work completed by CMS.

CMS also provided some work at no cost. Due to 501C, a receipt will be sent to CMS to receive credit for work.

Policy & Procedures:

Chair, Beth Matthews (NOTPRESENT)

Nominations & Ballots:

Sandy Dumler

Volunteers Joe Mercer, Lacey Casillas, Pat De Young, Leanna Romiti will join Sandy Dumler to prepare ballots on 1/31/2025 at Pat De Young's residence. Ballots to be mailed out on 2/1/2025. Ballots to be returned on or before the Annual Meeting scheduled for 3/22/2025 at 1:00pm. Location to be determined.

Titles & Liens:

Pat De Young

Nothing in escrow currently.

4 new owners – Lots 107A, 077, 002D, 143.

Liens will go out after the Annual Meeting for 2024-2025 late assessments.

Next POA Meeting scheduled for February 20, 2025, at 6:00pm.

Motion to Adjourn by Joe Mercer, 2nd by Sandy Dumler. Meeting adjourned.