Board Meeting Minutes Date: 2026-04-16

☒Pat DeYoung ☒Chris Romiti
☐Jon Snyder ☒Angela Mack
☒Marlene Clawson ☒Beth Mathews
☒Shawn Miller ☒Joe Mercer
☐Travis Hochsprung ☒Ed Ramirez

Merril Schutt 63, John Clawson 38&55&62, David Wilhite 20

Board Transition and Administrative Tasks

- **Discussion Points:**
  - The meeting began with the transition to the new board.
  - Pat DeYoung explained the process for updating the Enterprise Bank account signatories.
  - The board discussed the importance of using official POA Gmail accounts for all board business to avoid legal liabilities where personal emails could be subpoenaed. Pat created a list of all board members' contact information and official email accounts.
- **Decisions Made:**
  - Ed and Marlene will be the new signers on the Enterprise Bank account. Both will also get a credit card for the account.
  - A motion to change the Crabtree Insurance liability policy to the new board of directors was made by Shawn M., seconded by Angela M., and passed.
- **Action Items/Commitments:**
  - Pat DeYoung: Go to the bank on April 17, 2026, to make a deposit and get the necessary paperwork for the new account signers. She will then coordinate with Ed and Marlene to sign the documents.
  - Marlene C. & Pat DeYoung: Work together to complete the Arizona Corporate Commission annual report and update the list of new officers by the April 27, 2026 deadline.
  - A motion to accept Minutes from March Meeting was made by Shawn M., seconded by Marlene C., and passed.

Treasurer's Report & Financials

- **Discussion Points:**
  - The March treasurer's report was previously distributed.
  - An annual audit will be conducted by a volunteer, Dave, who will work with Pat as she was the treasurer during that period.
  - The board needs to address outstanding liens on some properties, with some cases potentially moving to foreclosure. There are currently eight properties with liens, and two others are in escrow and expected to close in May 2026.
- **Decisions Made:**
  - A motion to accept the March treasurer's report was made by Shawn M., seconded by Angela M., and passed.
- **Action Items/Commitments:**
  - Marlene C., Ed, & Pat DeYoung: Get together to review properties with liens and decide on the process for moving forward with foreclosures.
  - Pat DeYoung & Dave: Conduct the annual financial audit.

Roads and Maintenance Committee

- **Discussion Points:**
  - Shawn Miller reported that he hauled two more pipes for culverts and two more remain. All will be on-site by next week.
  - He is working on a list of drainage and culvert issues to send to contractors for bids before the monsoons.
  - The lack of winter rain means an additional road blading may not be needed until after the monsoons, saving money.
  - has been in contact with the county regarding road repairs. The county will only fix areas affected by flooding to keep roads open but will not do further maintenance at this time.
  - The board plans to start a petition to change the road classification to secure better county services, including chip sealing and guard rails. Woody Klein from the county will do a drive-around with the board.
- **Action Items/Commitments:**
  - Shawn Miller: Haul the remaining two pipes by April 23, 2026, and notify Speeder that all materials will be ready for installation on April 24, 2026.
  - Shawn Miller: Finalize the list of drainage issues for contractor bids before the monsoon season.
  - Chris Romiti: Offered to help Shawn with roads and maintenance tasks.
  - Speaker 4: Organize a drive-around with Woody Klein and interested board members to assess the roads and start the petition process.
  - Shawn Miller: Post a general warning on Facebook about damaging roads and the associated fines.

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Architectural Committee & Code Violations

- **Discussion Points:**
  - Chris Romiti needs to meet with a Mr. Mercer to review a spreadsheet to ensure he understands it correctly before communicating with residents.
  - Chris Romiti reported on a recent ride-around with county officials (Randy Fuller, Kim Manfredi, Bill Plumber, Freddy) to identify code violations. Many properties were noted for violations of county code.
- **Action Items/Commitments:**
  - Chris Romiti & Mr. Mercer: Meet next week (week of April 20, 2026) to review the architectural committee spreadsheet.
  - Architectural Committee (Chris Romiti/Shawn Miller): Follow up with the county, possibly by contacting Kim Manfredi, to get an update on the status of the code violations identified during the recent ride-around.
  - Pat DeYoung: Give Chris Romiti the box of architectural files she received.

Community Issues (Animal Control, Website, Complaints)

- **Discussion Points:**
  - John Cossette from Gila County Animal Control was unable to attend but will be at the next meeting. He wanted to assure residents they are still working on the issue of a large pack of dogs and a citation has been issued.
  - Board members emphasized that residents need to report issues with documentation (pictures, times, dates) to animal control for effective enforcement.
  - The process for handling resident complaints was discussed. Pat suggested a rule that complaints must be brought to a meeting in person to be recognized by the board, which could reduce frivolous emails.
  - Beth Mathews suggested promoting the animal control officer's attendance at the next meeting on Facebook to increase resident turnout.
- **Action Items/Commitments:**
  - Marlene C.: Confirmed the animal control officer is scheduled for the next meeting on May 21, 2026.
  - Shawn Miller: Will post on Facebook to promote the animal control speaker if his attendance is confirmed.

Next Meeting

- Decision: The next meeting is scheduled for the third Thursday of the month, May 21, 2026, at 6:00 PM.

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Welcome !

Copper Canyon Ranches POA

DATE: 4-16-26 GLOBE MIAMI CHAMBER

Thank you for coming. Please leave your name and contact information.

LOT#	NAME Print Please
17 A	Chris Romiti
10	Angela Mack
63	MERRIL SCHUTZ
9	Shawn Miller
30	Doug Wehrt
124	Beth Mathews
68 A	Joe Mera
38,55,62	John & Marlene Clawson
103	Neil Tomlinson
163	Ed Ramirez
123	Pat DeYOUNG