

Copper Canyon Ranches Property Owner Association
Open Session Meeting 9.19.24
Globe Chamber of Commerce
1360 North Broad St. Globe AZ 85501
APPROVED Minutes

Board members in attendance: Chris Romiti, Joe Mercer, Pat DeYoung, Sandy Dumler, Ed Lisk, Beth Mathews, Lacey Casillas

Board members absent: Don Riggins, Shawn Miller

Property Owners in attendance: Travis Hochsprung 6&8, Jim Lakin 167A, Gary-Dawn Liston 31, John-Marlene Clawson 38, Ben-Coleen Luoma 32, Ed Ramirez 103, Neil Tomlinson 103, David Wilhite 20, Collins Williams 169B

Call to Order by President Pat DeYoung at 6:00 pm.

Secretary Report - Beth Mathews, Acting Secretary

Motion to approve Sept 19, 2024 open business meeting minutes by Joe Mercer; second by Sandy Dumler. Motion passed.

Treasurer Report - Sandy Dumler, Treasurer

Motion to accept Treasurer Report (attached) by Joe Mercer; second by Chris Romiti. Motion passed.

Invoices for late assessments were sent out September 1, 2024; and liens will be filed as necessary. Foreclosure is possible for unpaid assessments and fees over \$1200 per ARS 33-1807. Of 26 invoices for late assessments, 7 have paid in full, 10 are working through the situation with Sandy, and 7 are at risk for foreclosure.

Motion to pay Association insurance fee due October by Chris, Second by Ed. Motion passed. Sandy will provide Board of Director insurance coverage information as requested by Beth.

Motion to pay Dixon for road grading even though there are a couple of places that need to be redone by Ed Lisk. Second by Joe Mercer. Motion approved. Dixon has worked with us in the past and can be relied upon to correct mistakes or oversights even after being paid.

Communications (Lacey Casillas)

Volunteers Neil Tomlinson and Ed Ramirez are the Association's new webmasters. The website has been updated, including fee payment processing. Google Meet is being added, which will allow us to broadcast meetings to members unable to attend. Details will follow.

No issues with Facebook or Gmail were noted.

Architectural Committee – co-chairs Ed Lisk, Joe Mercer

Welcome volunteer Marlene Clawson. Marlene is the new Administrative Assistant to the Architectural Committee Chairs. Marlene will work with Ed and Joe to distribute and track Architectural Control notices, responses and letters.

Lot 169B has until 12.31.24 to comply with CCR and Gila County land use requirements. Owner will communicate progress with Architecture Control.

Lot 167A when called upon, harshly criticized the board and threatened civil action regarding his unapproved Architectural application. The owner's angry outburst was met with the Board's calm responses regarding

several changes to his application and continued lack of compliance with regulations. Owner will comply with County and Association land use requirements regarding septic and a temporary use permit.

Lot 141 is looking for someone to remove and dispose of the vermin infested motorhome.

Fire Water Tanks – Shawn Miller

Association water tanks for fire-fighting purposes, purchased in 2020, are located throughout Ranch property. The tanks require routine checking for leaks, cracks, water levels and general condition. Shawn will inspect tanks, track water levels and check warranties for damages.

Roads Committee – Don Riggins

Dixon began Road Blading. Lot 169 met with Road Committee and Gila County regarding unauthorized changes to Vista Circle.

The committee will review all roads regarding drainage issues and stability.

Policies and Procedures – Beth Mathews

Welcome Volunteer Maggie Anderson as Administrative Assistant for policies.

Motion to approve revised Board Member Code of Conduct and Acknowledgement and to adopt new Committee Member Code of Conduct and Acknowledgement by Pat, second by Joe. Motion passed unanimously. Committee Code and Acknowledgement are effective immediately. Board Member Code is also effective immediately. Board Member Acknowledgement will become effective when a new board is voted in. Motion by Sandy, second by Chris for the committee to spend \$139 to attend an HOA leader webinar on enforceable rules and fair violation practices. Motion passed.

Title and Liens – Pat DeYoung

3 lots are in escrow with estimated closing dates: 107A (10.3.24); 077 (10.3.24); 002D (9.27.24)

Next Meeting: October 17, 2024; the focus will be Assessments and Architectural Review and Control. No meetings are scheduled for Nov and Dec.

Please remember: Your community and Association need your assistance. Let us know your interests and your availability to assist with the many functions required of your board. Also consider running for a board position in the spring. Training and mentoring can begin immediately.

Motion to adjourn by Joe Mercer; second by Lacey Casillas. The meeting adjourned at 7:01

Next open Board Meeting will be Oct 17, 6:00, Globe Miami Chamber of Commerce.

Respectfully submitted,
Beth Mathews, Acting Secretary