

Copper Canyon Ranches Property Owner Association
Open Session Meeting 8.22.24
Globe Chamber of Commerce
1360 North Broad St. Globe AZ 85501

Board members in attendance: Shawn Miller, Don Riggins, Chris Romiti, Joe Mercer, Pat DeYoung, Beth Mathews, Ed Lisk

Board members absent: Sandy Dumler, Lacey Casillas

Property Owners in attendance: Jim Lakin 167A, Travis Hochsprung 6&8, Leanna Romiti 13&17, John& Marlene Clawson 38, Mick Smith 109, Neil Tomlinson 103, Edward Ramirez 103, Colby Guelian 144.

Call to Order by President Pat DeYoung at 6:36 pm.

Secretary Report - Beth Mathews, Acting Secretary

Motion to approve July 25, 2024 open business meeting minutes by Joe Mercer; second by Chris Romiti. Ed Lisk abstained. Motion passed.

Treasurer Report - Sandy Dumler, Treasurer

Treasurer's Report was tabled in Sandy's absence.

Invoices for late assessments will go out September 1, 2024; and liens will be filed as necessary.

Foreclosure is possible for unpaid assessments and fees over \$1200.

Gila County Connections – Chris Romiti

President Pat DeYoung created this new position and appointed Chris Romiti.

Association Goal for Community Connections: to ensure concerted efforts with Gila County Planning and Development and other departments as necessary to achieve our mutual goal of property owner compliance with Copper Canyon Ranches and Gila County land use requirements and restrictions.

Position Description: The County Connections Chair works with the Association President to coordinate actions with Gila County representatives that ensure mutually acceptable outcomes regarding land use. The Association will coordinate efforts with Gila County through the exchange of information, including in person meetings, and a proper understanding of the parameters under which both entities operate.

As a follow-up to the Association's July open board meeting, Chris Romiti and Pat DeYoung met with Gila County Community Development Department members on August 6, 2024 regarding building permits and code enforcement. Gila County attendees were Randy Pluimer, Director and Chief Building Official, and Bill Hanna, Code Enforcement. Subsequently, Chris Romiti and Pat DeYoung attended a Gila County Code Enforcement Hearing on August 15, 2024 regarding Copper Canyon Ranches lot 139. The property owner had received several violation notices from Copper Canyon Ranches and from Gila County. The hearing resulted in the lot owner having until Oct. 17, 2024 to remove all unpermitted structures, RVs, and all trash. County fines and fees are frozen until Oct. 17. If owner has not complied with County instructions by that date, all County fines and fees will be reinstated retroactive to the hearing date (August 15, 2024).

Chris Romiti motioned to freeze Copper Canyon Ranches violation fines and fees on lot 139 until October 17 as Gila County has done. Copper Canyon Ranches violation fees \$250 per month and fine

\$675 will be reinstated retroactive to the hearing date if lot owner does not comply. Second by Shawn Miller. Joe Mercer abstained; Motion passed.

Architectural Committee – co-chairs Ed Lisk, Joe Mercer

- Lot 167A needs Gila County use permit and septic permit. BOD questioned about human waste with no permitted septic system, Owner stated: that he installed an alternative septic system, the county is behind the times, and does not recognize his alternative system. Board Member replied “then you have an illegal septic system”
- Lot 169B continues to work with the Architectural Committee to ensure compliance with County and Ranch building and land use requirements.

Roads Committee – Don Riggins

Of 3 bids requested for road grading, 2 contractors responded with “No Bid”. The bid from John Dixon to grade all Copper Canyon Ranches roads will be accepted. Motion by Shawn Miller to approve up to \$11,000 for road grading. Second by Ed Lisk. Motion passed unanimously. Don Riggins will contact John Dixon regarding commencing work; the prospective date for dry grading will be communicated to members. Capping some roads with granite will happen as the Association can afford it.

Joe Wilson, CMS, repaired a blow-out on Copper Hills Road leading to Hwy 60 for the nominal amount of \$320.00. Mr. Wilson donated 40 tons of material to do the repair. Another section of that road also needs repair.

Call for Volunteers – Pat DeYoung

Your community and Association need your assistance. Please let us know your interests and availability to assist with road maintenance and improvement; policies and procedures review, updates and collation; architectural control correspondence and tracking; website development and administration; member correspondence and notices; board membership (up to 10 directors); nominations and elections; finance; and other duties as they arise. We can expect several retirements from the Board in 2025.

Contact the board in person or at WEBSITE regarding your interest and for more information regarding various volunteer positions and responsibilities. We appreciate all members who have already come forward to volunteer.

NOTE: Board Members may be compensated as a Vendor, provided The Member shall declare the conflict in an open meeting of the board before the board discusses or takes action on that issue and that member may then vote on the issue.

Motion to adjourn by Joe Mercer; second by Ed Lisk.

Next open Board Meeting will be Sept 19, 6:00, Globe Miami Chamber of Commerce.

Respectfully submitted, Beth Mathews, Acting Secretary