**MINUTES OF THE COP HOA ASSOCIATION**

**MONTHLY BOARD MEETING**

**JANUARY 19, 2019 @ 10:00 AM**

**12622 W PROSPECT DR., SUN CITY WEST, AZ 85375**

**INTRODUCTION OF VISITORS:** There were 7 COP homeowners present.

**BOARD MEMBERS PRESENT:** President Donald Rife, Vice-President Jim Snyder, Treasurer Dick Landis, Sue Vasconcellos, Ruth Artz, and Diane Shapiro. Absent was Secretary Rich Hoyt

**OPEN MEETING:** President Rife opened the meeting at 10:00 AM

**APPROVE THE DECEMBER BOARD MEETING MINUTES:** D. Rife moved to accept the minutes as read, seconded by J. Snyder. The motion carried unanimously.

**APPROVE THE DECEMBER FINANCIAL STATEMENT(S):** D. Landis moved to accept the financial documents pertaining to the 2019 budget, seconded by D. Shapiro. The motion carried unanimously.

**COMMITTEE REPORTS:**

* **Architectural:** Chairman S. Vasconcellos reported that no new proposals were made to this committee. A brief discussion of a couple of new roofs and the color of the shingles ensued.
* **Grounds:** Chairman J. Snyder reported on the following items;
1. Tree gleaning and trimming offer
	1. Gleaning only is $35 per tree
	2. Trimming only is $45 per tree ($40 for smaller trees)
	3. Gleaning and trimming is $60 per tree
	4. Process will start in February and should be completed by April.
	5. The HOA will levy a charge on trees with fruit still on them after the April deadline.
	6. Residents will specify if they want some of the fruit on the lower portions of the tree left for their personal consumption
	7. The trees must be trimmed at least 6’ off the ground (to allow room for the gardeners on their mowers) and 6’ from the edge of any roof (to keep the rats from getting in the attics).
	8. Residents are open to contract their own vendor for this annual process
	9. Caveat: Fruit on the ground causes ants and attracts our “roof” rats that scurry into the attics of individual units
	10. Representatives of the HOA will canvas the neighborhood to determine which residents wish to take advantage of this offer.
2. The gardeners will be trimming the sage at the sidewalk and the bushes and hedges outside of the courtyards up from the ground approximately 6” to discourage rats from hiding in the flower beds.
3. Jim Kossman reminded us that expenses for irrigation will probably go up in 2019 due to the wear and tear on the 36 year old valves in our sprinkler system.
4. Replacement trees in the common area were a discussion item.
5. Mr. Snyder asked the board to approve the purchase of 5 or 6 traps for the aforementioned rodents. The traps cost $25-$30 apiece, but are a reliable way to reduce the rodent population. A motion was made by J. Snyder, seconded by D. Shapiro, and the motion carried unanimously to purchase these traps.

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**OLD BUSINESS:**

1. The web site we contracted for is now up and running. A meeting of the president and other involved board members will be held on February 2 to discuss the site and prepare it for the residents use. The site is <https://copcondo.org>
2. President Rife reported that our claim against utility company Arizona Public Service is still pending. He is negotiating with a “claims” representative at the company. APS drove their trucks into the green belt and damaged an entire sprinkler line.
3. D. Shapiro reported on the efforts of this year’s nominating committee. Diane, Tom Smith, and Sheryl Hoyt have managed to get 3 new names for residents that will run for vacant board positions. These residents will be named when the president authors his next newsletter and the ballots are printed.
4. Volunteers are needed to help the set up for this year’s annual spring meeting, Saturday, March 2, 2019 @ 1:00 PM in the Sagebrush room at the Beardsley Recreation Center. Jan Nelson, Sharon Monasterio, and Diane Shapiro are currently on this committee of volunteers. Coffee will be served. Bring your own water.

**NEXT MEETING:**

D. Shapiro made the motion, seconded by J. Snyder to hold the next regular board meeting on Saturday, February 9 @ 10:00 AM at this same address. The motion carried unanimously.

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**ADJOURNMENT:**

The board agreed to terminate the meeting at 11:45 AM.

Respectfully submitted,

Richard Hoyt,

COP Board Secretary