

# COP CONDO ASSOCIATION BOARD MEETING

## MINUTES

**BOARD MEETING ON : Tuesday, April 25, 2017**

The meeting of the COPA board was held at 12622 W. Prospect Dr. in the home of the president, Don Rife.

The meeting was opened precisely at 10:00 AM

Introduction of new visitors: Sharon Monasterio, a new resident at 12610 W Prospect was introduced to those present by president Rife.

Board members present: President Rife, Treasurer Landis, Secretary Hoyt, R. Artz, and D. Shapiro

Residents in attendance: Sharon Monasterio, Ron Steel, Jim Kossman, Joan Kossman, Debi Penta, Chet Penta, and Jan Nelson

**Board Meeting Minutes:** The minutes of the March 28, 2017 board meeting were approved after those minutes had been sent to all the residents by Don Rife.

**Treasurer's Report:** The financial activity of the board over the past month was documented in a spread sheet for all to see. Diane Shapiro moved to accept the Treasurer's report. Dick Landis seconded the motion. Unanimous vote for approval.

### **COMMITTEE REPORTS:**

#### a) **Architectural:**

1. The board acknowledged the requests of the Pentas, the Hoyts, the Kossmans, Linda Roberts, and the Nelsons for installation of Solar energy panels on their units. The board instituted a new blanket policy (moved by Ruth Artz, seconded by Dick Landis) for installation of Solar energy to the COP units. "From this date forward the COPA board will acknowledge requests for solar energy on their unit as long as the installation complies with Federal, Arizona State, and local statutes, and is installed by a licensed and bonded provider." A unanimous vote of the COPA board adopted this policy.

(2)

2. Sue Vasconcellos requested replacement of her three existing skylights. No motion was made, but the board agreed that this was acceptable.

b) **Gardening**

1. A request from resident Angela Williams was read to determine her planting an Osage Orange Tree in place of her former citrus tree. Rich Hoyt moved to table this request until further research on this type of tree could be gathered, Dick Landis seconded the motion. Unanimous yes vote. Request has been tabled.
2. A request from Jan Nelson to remove dead Yucca plant(s) on the corner of her building and be replaced by living bushes. President Rife said he would direct the gardeners to get this task done.
3. A discussion of the checking of the bubblers took place. President Rife agreed to direct Kevin and Frank to pay special attention to the integrity of the bubbler system for COP.
4. President Rife plans to place sprinkler “flags” on the timer boxes and other reasonable sites around the neighborhood for residents to mark water breaks and inoperable sprinklers and bubblers.

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

**NEXT MEETING:** There was extensive discussion because of resident leaving for the summer, etc., but the tentative date of Friday, May 12 @ 10:00 AM at 12622 W Prospect Dr. was accepted by the board.

**MOTION TO ADJOURN:** Diane Shapiro moved to adjourn the meeting, Ruth Artz seconded the motion. The board voted unanimously to adjourn. The meeting adjourned at 10:55 AM.

Respectfully submitted,

Rich Hoyt, COP Board Secretary

