PENDING

**MINUTES OF THE REGULAR BOARD MEETING OF THE COP HOA**

**THURSDAY, MAY 16, 2019 @ 5:00 PM, 12627 W CASTLE ROCK DR, SCW**

**Recognition of visitors:** There were eight residents present at this meeting.

**Board members present:**  President Rich Hoyt, Treasurer Ken Davis, Secretary Dave Roeker (remote) and Director Sue Vasconcellos.

**Open meeting:** President Hoyt called the meeting to order at 5:00 PM

**Approval of the last COP Board meeting minutes (dates):**

Regular board meeting on March23. Motion to approve by Ken Davis. Seconded by Sue Vasconcellos. Motion carried.

Special board meeting on April 10. It was noted that Don Rife was to finish the negotiations with Farmers Insurance on additional roof claims. Motion to approve with correction by Sue Vasconcellos. Seconded by Ken Davis. Motion carried.

**Treasurer’s report:** Report on the financial statements from March and April 2019 and an insurance report. Ken Davis presented the financial statements for March and April. Don Rife noted that the irrigation contract budget for April was in error. The monthly budget amount was listed at $350 per month rather than the correct amount which was $400. It was suggested that we approve the March statement and table April until Colby provides a corrected statement. Ken noted that Colby completed our tax return in March. Ken reported that a team of engineers examined the roofs of our HOA and provided a very detailed report of their findings.

**Approval of the financial statements (dates):** Approval of the financial statements and balance sheets from March 2019. Sue Vasconcellos made a motion to approve the March 2019 financial statements. Ken Davis seconded. Motion carried.

**COMMITTEE REPORTS:**

**Architectural:** Confirmation of the submitted committee members by the committee chairman. The committee chairman will be Sue Vasconcellos and members will be Joan Kossman, Deb Penta, Don Rife and Ron Steel. A motion was made by Ken Davis, seconded by Sue Vasconcellos to approve committee members. Motion carried.

Architectural report and approval. Sue reported that Jim & Joan Kossman and Rich & Sheryl Hoyt have requested permission to install additional gutters on their units. The additional gutters will be the same color and style as the existing ones. A motion was made by Ken Davis and seconded by Dave Roeker to approve. Motion carried.

**Grounds:** Confirmation of the submitted committee members by the committee chairman. The committee chairman will be Jim Kossman and members will be Tom Smith, Chet Penta, Kevin Blair, Jan Nelson, Don Rife, Sheryl Hoyt, Linda Roberts, Rita Johnson and Jim Snyder. A motion was made by Rich Hoyt and seconded by Ken Davis to approve committee members. Motion carried.

Grounds report and approval. Jim Kossman reported that a Grounds Committee Charter had been developed that outlined the purpose, membership, key responsibilities and member qualifications. After review by the board, Ken Davis made a motion to approve the Grounds Committee Charter. Sue Vasconcellos seconded it. Motion carried.

We are still working on the rat problem. 5 rats have been trapped to date. Traps are available from the Grounds committee if anyone is having a problem. We need to pick up any fruit on the ground and trim shrubs up from the ground to discourage the rats.

A request in writing to the Grounds Committee will be needed for new trees and shrubs.

We should report water leaks promptly to Jim Kossman or any other Grounds Committee member. We should also flag them with flags that are located at each outside electrical breaker box.

Rich made a motion to approve the Grounds Committee report. Ken Davis seconded. Motion carried.

**Old Business:**

Report on Farmers Insurance roof claims from Don Rife. Don has finished negotiations with Farmers Insurance on the additional roof claims. Two additional roofs were replaced as a result of storm damage. The deductible amounts paid by unit owners had to be recalculated due to the $5000 deductible now being divided by 7 unit owners rather than the original 5. The original 5 unit owners will be receiving refunds based on the new calculations. The claim with Farmers has now been closed.

**New Business:**

1. Report to the board by grounds committee member Chet Penta. We are looking at removing grass and going to gravel to save water. Going to gravel would reduce mowing and fertilizing cost as well as saving water. We used 1.8 million gallons of water through April of 2019. This was 300,000 gallons less than last year. There would be increased weed killer costs. The look of the community is a concern. Don Rife noted that some people bought in our HOA because of the grass, he being one of them. We could only go with gravel between unit garages. This has already been done between several units. There would be a 5 year payback on the cost of gravel. The cost to put gravel between two units is $2900. This option would still resolve our wet/mud problem between units and reduce our water cost. There was considerable discussion of this issue. Rich suggested that we look at other options and costs and report again in the fall when the full board and most residents will be here. That way we could get input from more residents.
2. Report to the board by grounds committee member Linda Roberts. No report.

**Next meeting date:** The next meeting was scheduled for Saturday, September 28th @ 9:30 AM at 12627 W Castle Rock Dr, SCW.

**Motion to adjourn:** A motion was made by Sue Vasconcellos, seconded by Ken Davis to adjourn the meeting. The motion carried. The meeting was adjourned at 6:19 PM.

Respectfully submitted,

Dave Roeker

COP HOA Secretary