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

**SATURDAY, SEPTEMBER 28, 2019 @ 9:30 AM, 12627 W CASTLE ROCK DR, SCW**

**Recognition of visitors:** There were eleven residents present at this meeting: Tom Smith, Ron Steel, Barbara Saillard, Deb Penta, Jan Nelson, Sheryl Hoyt, Kevin Blair, Tina Blair, Chet Penta, Joan Kossman and Grounds Committee Chairman Jim Kossman.

**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 9:32 AM

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

Regular board meeting on May 16. Motion to approve by Ken Davis. Seconded by Sue Vasconcellos. Motion carried.

**Treasurer’s report:** Reports of the financial and balance statements from June, July, and August of 2019.

As of June we have 100% ownership. New residents are Barbara Saillard and Paul & Sandi Dyksterhouse. We have $13,088 in Operating Surplus Equity and $59,346 in Reserve Equity.

As of July we have another new resident – Wilbur Schrimpf. The problem with the budget for sprinkler repairs (535) and sprinkler (722) has been corrected and we are now on track. We are doing well on water & sewer. We have $13,818 in Operating Surplus Equity and $59,446 in Reserve Equity.

As of August we have $11,285 in Operating Surplus Equity and $60,292 in Reserve Equity.

The HOA received a letter regarding a possible class action suit against Farmers Insurance for storm damage claims. Rich will consult with Paul Hubbard on whether we should consider it. Board members felt it is probably more trouble than it is worth.

**Approval of the financial statements (dates):** Approval of the financial statements and balance sheets from June, July and August 2019. Sue Vasconcellos made a motion to approve the June, July and August 2019 financial statements. Rich Hoyt seconded. Motion carried.

**COMMITTEE REPORTS:**

**Architectural report and approval.** Sue reported that Kevin & Tina Blair have requested permission to install new windows and to make changes to their front courtyard and to add a new rear patio to their unit. Their roof mate, Irene Marschke has seen the plans and has no objections. Ruth Arzt had pavers installed outside her patio door next to her house and we need to approve this after the fact. A motion to approve these was made by Ken Davis and seconded by Dave Roeker. Motion carried.

Rich Hoyt made a motion to add Linda Roberts to the Architecture Committee. Ken Davis seconded. Motion carried.

**Grounds:** Reports on water usage, irrigation repairs and a general grounds update.

**Grounds report and approval.**

Jim Kossman reported that our water use is below budget for January through June however our irrigation contract is over budget. Major leaks have been repaired along with sprinklers, bubblers, risers and timers. Timers are the most expensive of the repairs. We are looking at problem areas where grass does not grow. Some of the ash trees in the greenway need topping or trimming. Jim wants to remind people that requests for new shrubs or trees must be submitted in writing to the Grounds Committee. Also, fruit trees are each residents responsibility. This includes gleaning, trimming and removal. It was noted that the HOA should be notified when contractors will be coming in to do excavating. The equipment can damage sprinklers and water lines. We should develop a policy to be followed. This will be put on the agenda in the spring.

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

**Old Business:**

There was more discussion of removing grass between units and replacing with stone. This is not a no brainer decision anymore since the cost has increased significantly. It would now take 5 to 10 years to recoup the investment. A decision was made to meet on this issue in the Grounds Committee.

Rich and Sheryl Hoyt have collected the bricks lying around the neighborhood. The good bricks have been donated to the gardening club and the broken ones have been disposed of.

**New Business:**

1. Discussion of the next annual “Welcome Back” COP gathering to take place in November. Choose a date/location (normally in cul de sac). No date was chosen and the issue was tabled for now. An adhoc committee will come up with a date.
2. Discussion of the paint peeling on the foundations and fascia of many of the units. Paint warranty from Albrecht & Sons is only three years. We may want to consider going with a new painter when we are due for painting. The last time painting was done the cost was $60,000. We currently have $42,600 in the paint account. We need to form an adhoc painting committee to coordinate color samples and get resident color preferences.
3. Don Rife request to install solar on his unit. The request should be in writing and should include a plan. Item tabled until we receive a plan noting colors and the company doing the work.
4. We need to develop a protocol for conducting summer architectural and grounds business when many board members and residents are gone. We need the ability to conduct business without special meetings. This will be brought up at the spring annual meeting.
5. We need to form an adhoc budget committee to develop the 2020 budget. The budget needs to be completed before the 1st week in December.

**Next meeting date:** The next meeting was scheduled for Saturday, October 26th @ 9:30 AM at 12627 W Castle Rock Dr, SCW.

**Motion to adjourn:** A motion was made by Ken Davis, seconded by Sue Vasconcellos to adjourn the meeting. The motion carried. The meeting was adjourned at 10:48 AM.

Respectfully submitted,

Dave Roeker

COP HOA Secretary