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

**SATURDAY, OCTOBER 26, 2019 @ 9:30 AM, 12627 W CASTLE ROCK DR, SCW**

**Recognition of visitors:** There were seven residents present at this meeting: Tom Smith, Ron Steel, Barbara Saillard, Chet Penta, Jan Nelson, Kevin Blair and Jim Snyder.

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

**Open meeting:** President Hoyt called the meeting to order at 9:34 AM

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

Regular board meeting on September 28. Motion to approve by Sue Vasconcellos. Seconded by Diane Shapiro. Motion carried.

**Treasurer’s report:** Reports of the financial and balance statements from September of 2019.

As of September we have $13,290 in Operating Equity and $61,620 in Reserve Equity. There were no major disbursements in September.

Our water use is less than last year. The meter in Jan Nelson’s area is up a bit. Leaks have been repaired at the Rife, Hubbard , Eubank and Marschke areas. The Marschke leak was major.

The trash removal fee from Parks and Sons is going up to $14.50 per unit per month for next year. Sewer cost is remaining the same. We need to get an insurance cost from Farmers Insurance for next year. It will be going up due to the storm losses.

We will need to submit a budget change form to Colby for the new amounts

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

**COMMITTEE REPORTS:**

**Architectural report and approval.** Sue reported that Paul and Sandy Dyksterhouse have requested permission to install new windows, add a patio door and extend their concrete rear patio. After discussion and review of the plans, a motion was made by Ken Davis and seconded by Dave Roeker to approve the project. Motion carried.

Don Rife has submitted the plans for solar panels on his roof. They will be black and the work will be done by APS. Rich Hoyt made a motion to approve the project. Ken Davis seconded. Motion carried.

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

**Grounds report and approval.**

Kevin Blair reported for the Grounds Committee as Chairman Jim Kossman was on vacation. He requested that the board pass a resolution to require a call to 811 before any digging or utility construction occurs in the HOA. The HOA should be notified when contractors will be coming in to do excavating. The equipment can damage sprinklers and water lines. Discussion followed resulting in a motion by Sue Vasconcellos and second by Ken Davis to pass such a resolution. Motion carried unanimously.

There was discussion again concerning water issues and replacing grass with rock between units on Castle Rock. It was noted that the water usage was actually up on the units where this was done on Prospect. The specific units on Castle Rock are 12531 and 12603. We will look into and bring up again next month.

A neighborhood clean up was completed by Grounds Committee members. Excess bricks were removed and clean up under bushes was done.

The Grounds Committee received a bid from Ray to replace 33 bushes. The bid was $20.00 each for the bush, planting and mulching. The total cost would be $660.00. Planting would occur the second week of November. Discussion followed. It was decided to deal with the bushes now and defer the tree issues until Jim returns to firm up desires and expectations. Diane Shapiro made a motion to approve the $660.00 bid for 33 bushes. Ken Davis seconded. Motion carried.

Over seeding of grass has been completed. Sprinklers will run 4 times a day for the first week and 3 times a day for the second week. More water is needed to get the grass started.

Two major valve replacements for the irrigation system are being done. They will be expensive.

**Old Business:**

The welcome back pot luck will be on Wednesday, November 13th at 3:00 PM in the cul de sac on Castle Rock. It can’t be in the greenway due to the over seeding. Attendees are requested to bring chairs, a dish to pass and whatever they would like to drink. Plates, plastic silverware and napkins will be provided.

**New Business:**

1. Ken Davis, Don Rife and Rich Hoyt will begin work on the 2020 budget issues. They will need input from others to complete the budget by the 1st week in December.

**Next meeting date:** The next meeting was scheduled for Saturday, November 23rd @ 9:30 AM at 12627 W Castle Rock Dr, SCW.

**Motion to adjourn:** A motion was made by Sue Vasconcellos , seconded by Diane Shapiro to adjourn the meeting. The motion carried. The meeting was adjourned at 10:29 AM.

Respectfully submitted,

Dave Roeker

COP HOA Secretary