

MINUTES OF THE REGULAR BOARD MEETING OF THE COP HOA

**WEDNESDAY, DECEMBER 18, 2019 @ 5:30 PM, 12627 W CASTLE ROCK
DR, SCW**

Items to be added to agenda:

1. Sutherland back patio addition.
2. Schimpf garage door request.
3. Jan Nelson fascia repair.
4. Rita Johnson TV antenna.

Recognition of visitors: There were eight residents present at this meeting: Paul Hubbard, Chet Penta, Deb Penta, Jim Snyder, Sheryl Hoyt, Dale Stroh, Sharon Monasterio, and Grounds Committee Chairman Jim Kossman.

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 5:33 PM

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

Regular board meeting minutes from November 23. Motion to approve by Sue Vasconcellos. Seconded by Diane Shapiro. Motion carried.

Treasurer's report: Reports of the financial and balance statements from November of 2019.

As of November we have \$8,405 in Operating Equity and \$64,209 in Reserve Equity. Arrow Pest Control was paid twice in November on the 1st

and at the end of the month. Rich noted that financial reports should be distributed to all residents twice a year.

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

COMMITTEE REPORTS:

Architectural report and approval. Sue reported that the plans for Sutherland's back patio extension with pavers was drawn up and submitted to the Architecture Committee. They plan to add a pergola in the future. There were no issues with the project. Ken Davis made a motion to approve the plan and Sue Vasconcellos seconded. Motion carried.

Wilbur Schimpf has asked to install a new garage door. He would like it to have windows. There are currently none in our HOA with windows. Discussion followed regarding uniformity. Should we be uniform within a given unit or within the community. The board felt that when a garage door is replaced the resident should negotiate with his roof mate. Door should be similar in style and color. A motion to that effect was made by Ken Davis and seconded by Diane Shapiro. Motion carried.

Jan Nelson has asked to replace some deteriorated soffit and fascia boards on the front of her unit. She has been caulking it to keep "critters" out. Discussion followed regarding who is responsible for this type of repair. Since it is exterior maintenance, the HOA is responsible. Normally this type of repair would be done when painting is done, however painting is still a couple years out. Repairing it now could save money

in the long run. Sue Vasconcellos made a motion for the HOA to plan to repair the soffit and fascia on Jan's unit and get bids. Diane Shapiro seconded. Motion carried.

Rita Johnson has decided to use a digital indoor antenna for her unit. There is no issue that the board must approve.

Grounds: Report on issues discussed and evaluated at the November 20th Grounds Committee Meeting.

Grounds Committee Chairman Jim Kossman reported that water use is down for the year. We are well under budget. We have used more than a million gallons less than last year. Ken Davis asked how Epcor bills for water. Jim stated that Epcor bills mid-month to mid-month. Jim reported that all new shrubs have been installed by Ray. Jim and Ray discussed tree replacement and Ray stated he could replace the same amount of trees for \$800 versus \$1800 from Moon Valley. The trees would be 5 feet tall and would be \$120 for each tree and planting. Ray is thankful that we are looking elsewhere for weed control. We will get bids and try it for a year. We got a citrus tree proposal for trimming and gleaning from Ray. He will charge \$75 per tree to glean and trim or \$45 to glean only. Jim Snyder will be in charge of citrus this year. Discussion followed and the board felt that citrus trees should be gleaned every year and trimmed every 2 years. Diane Shapiro made a motion that we accept Ray's offer and recommend that citrus trees be trimmed every 2 years. Ken Davis seconded. Motion carried.

Jim noted that some residents want to trim their own shrubs. There was a lot of discussion on who is responsible for

trimming and how this can be accomplished. Jim feels that we need to have a waiver for residents to sign and submit to the board if they wish to trim their own shrubs. That way , if they don't do it we can go ahead and have them trimmed. The Grounds Committee needs to come up with proposals for this. Jim reported that sprinklers and bubblers are being turned on and off depending on rain. We had plenty of rain in the last month. Grounds have been soggy.

Jim is still concerned about the irrigation system. Tree roots break the water lines and necessitate repeated repairs. There have been 9 bad valves and these cost \$200 each. 465 irrigation issues have been repaired this year.

Old Business:

Ken Davis and Rich Hoyt developed the 2020 budget and it was approved last month. They have since learned that the increase of the deductible amount from \$5,000 to \$10,000 will reduce our insurance cost by 5.3% compared to last year. Some minor tweaks were made to the budget that did not result in any changes to the bottom line. A new item was added for weed control as this will now be done by an independent contractor rather than Loma Verde. Every homeowner in the HOA should make certain that their dwelling coverage is \$10,000. This will cover the new HOA deductible amount. After discussion, a motion was made by Diane Shapiro and seconded by Sue Vasconcellos to approve the minor changes to the 2020 budget. Motion carried.

There was a discussion of the tree trimming process and how it will be funded. 2020 is the year for tree trimming and the cost should be about \$8800. We trim the large trees in the HOA every three years. We budget \$2400 per year and move it to a reserve account each year until it is needed.

We need to schedule the annual meeting between February 13th and March 16th, 2020. We will try to reserve the Sage Brush room at Beardsley for 1:00 PM on a Saturday. The three options are February 22nd, February 29th and March 7th. We will decide the date at the next monthly meeting.

New Business:

- a. Jim Snyder reported that he and Don Rife have discoloration of paint on the front of their units. Discussion followed regarding possible causes including the pest control spray by Arrow. We are two years out from repainting. The paint warranty from Albrecht is probably expired.

Next meeting date: The next meeting was scheduled for Saturday, January 25th @ 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 7:03 P M.

Respectfully submitted,

Dave Roeker

COP HOA Secretary

