**COP CONDO ASSOCIATION**

**AGENDA for Saturday 1.16.21 @ 9:30 AM**

**12711 and 12715 W Castle Rock Dr on Front Patios**

**RECOGNITION OF VISITORS:**

Visitors are welcome. In keeping with COVID-19 Safety Precautions, masks must be worn. Please RSVP for seating or bring your own lawn chair. If you have an issue, please submit it in writing to Ken Davis so that it can be added it to the agenda.

**BOARD MEMBERS PRESENT (**Establish quorum):

**CALL TO ORDER:** Contact Board Members attending remotely

**OPPORTUNITY TO ADD TO THE AGENDA:**

**PRESIDENT’S REPORT (Diane Shapiro-Acting):**

1. We want to welcome our new interim Director and Architectural Chairman Tom Smith. Also, on the Grounds Committee, Tom brings the experience of a full Navy career and industry experience that will serve him well on architecture.
2. New Homeowner Sandi Tischer inherited a serious problem with her sewer line. I want all of our homeowners to know that our Del Webb sewer lines are thin wall and subject to penetration by tree roots. The biggest culprits are the giant Pine trees that were planted over 35 years ago. For those of you that still have these monsters, we suggest that you add sewer line coverage to your Homeowners Insurance policy immediately.
3. Ruth Arzt and Sharon Davis are heading the Nominating Committee to add member names to the ballot for the March 6 Annual Meeting. Members are asked to volunteer to serve on the Board of Management (BOM) as Directors in some capacity. After approval by the Homeowners at the Annual Meeting, these Board members will be eligible to fill vacant Officer positions as needed. The BOM will elect its own new Officers.
4. Sharon Davis has graciously accepted the position of Social Chairman in addition to chairing the Welcome Committee. We can use another volunteer or two for these committees. Please contact Sharon at (858) 231-0997.
5. Jaycox HVAC was here on Tuesday 12 Jan to provide an annual AC and Heating service at a special cost of $35. We hope some of you took advantage of this great value. Let us know pros and cons.

**APPROVAL OF THE LAST REGULAR BOARD MEETING MINUTES (Dave Roeker):**

**TREASURER’S REPORT (Ken Davis):**

1. Board approval of the October financial statements from Colby Management. Financial statements are posted on our website “copcondo.org” once approved.
2. Review the Financials for November.
3. Receipts and disbursements for November include:

* Loma Verde Landscape Seeding/Fertilizer/Compost and Irrigation Repairs.

1. The 2021 Budget was approved by the Board and submitted to Colby Management. It has been posted on our website. Additionally, new contracts for 2021 were approved. In order to cover several increases to our monthly costs in 2021, and to increase our Reserves somewhat, the COP Condo member assessment fee was increased $5 (1.8%) per month to $280.

* Your first Colby Assessment Statement will read $275 as the increase was submitted after the 15 December cutoff date. You bank payment will show the correct amount $280 if using Sure Pay.
* EPCOR Water/Sewer rate hikes are planned for 2021. Hearings are ongoing and we will not know which of 5 scenarios will be approved until after the March. Best case we can expect is a 2.5% increase as of 1 July. Accordingly, our budget includes a 1.3% monthly increase to prepare for the 2.5% or higher increase in July.
* APS will also be increasing rates somewhat but that has very little effect on our HOA budget. The Board approved an annual increase to our 12 homeowners that supply power for our irrigation controllers from $24 to $25.
* Reserves have all been increased. Annual Paint Reserves have been increased by $300 to insure we are prepared to paint all units in 2022-2023. An updated cost estimated was obtained from Albrecht & Son in November. Sprinkler Reserves were increased by $180 and Major Maintenance was increased $240.

1. The Board approved the Treasurer to sign the new Colby Management Collection Program Authorization to collect debt owed by unit owners. Hopefully this will not be needed.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. No new projects have be announced since October
2. The Board approved a revised Architectural Plans Form (Version 4) to add Committee Member signature, date and recommendation. It is available to Homeowners on our website “copcondo.org”.

**GROUNDS (Jan Nelson):**

1. 2021-22 Landscape Contract with Loma Verde
2. Water usage for November
3. Nelson sprayed for Weed Control on our grass areas on Thursday 7 January.
4. Update on removal of dead shrubs and thinning of dead tree branches.
5. Planning is ongoing for our annual citrus gleaning and tree trimming. Loma Verde will offer this service with fruit going to St Mary’s.

**UNFINISHED BUSINESS:**

1. Reminder to use the Colby digital monthly fees form for quarterly statements and Sure Pay to auto pay your monthly assessment.
2. Continued encouragement to use the web site “copcondo.org” to be maintained current by Ken Davis.

**NEW BUSINESS:**

1. Add any issues presented before opening the meeting that were not architectural or gardening issues.
2. Plan for a Gathering on the Green (GOG) Social in January if Covid-19 Safety precautions allow. Suggest gatherings be held the 3rd Thursday every other month (i.e., 21 January, 18 March and so forth).
3. Sharon Davis is asking for some help to setup for the 21 January GOG.

**NEXT MEETING DATE:**

1. Suggest the next Board Meeting be held Saturday 13 February unless a better date is agreed upon. The Nominating Committee will be working on Nominations for new Directors. The Garden Committee will be working on revising/updating the Gardening Rules and Regs.
2. The HOA Annual Meeting is scheduled for Saturday 6 March in the Cul-de-Sac unless there is a conflict. It must be held between February 13 and March 16. The Agenda and new Director Ballots must be submitted to members two weeks prior.

**MOTION TO ADJOURN:**