**Please remember to use the HOA website**

**(copcondo.org)**

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

**Saturday 1.16.21 @ 9:30 AM**

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

**RECOGNITION OF VISITORS:** Visitors included Sharon Davis, Rita Johnson, Sandi Tischer, Dale Stroh, Pat Sannerud and Roger & Lee Cousin.

**BOARD MEMBERS PRESENT:** Acting President Diane Shapiro, Treasurer Ken Davis, Secretary Dave Roeker, Director Ruth Arzt, and Director and Grounds Committee Chair Jane Nelson. **ABSENT:** Director and Architecture Chair Tom Smith.

**CALL TO ORDER:** Meeting was called to order by acting President Diane Shapiro at 9:36 AM.

**OPPORTUNITY TO ADD TO THE AGENDA:** Nothing noted.

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

1. We want to welcome our new residents and also our 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. Her cost to replace her sewer line was $6,400.00. 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. Most insurance companies including Farmer’s do not offer this coverage. It can be obtained from American Water Resources for around $200.00 per year. Ken Davis noted that you could have a camera inspection of your sewer line done for about $85.00
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. Sharon noted that our holiday golf cart parade was a lot of fun and made the Sun City West Independent newspaper.
6. Jaycox HVAC was here on Tuesday, January 12th 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):** Ken Davis made a motion to approve the 12/16/2020 minutes. Diane Shapiro seconded. Motion carried.

**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. Ken Davis made a motion to approve the October financial statements. Jan Nelson seconded. Motion carried.
2. Review the Financials for November. The reserve total for November is $79,376.59. We are over budget for the year on water and sprinkler repairs. Much of the extra water use is due the seeding that was done. We need to be cognizant of any sprinkler leaks and flag them with the flags that are near your electric meters. Let Jan know and she will get the repairs done.
3. Receipts and disbursements for November include:

* Loma Verde Landscape Seeding/Fertilizer/Compost at a cost of $3,682.00.
* Loma Verde Irrigation Repairs at a cost of $569.00.

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 (Ken Davis for Tom Smith):**

1. No new projects have been announced since October
2. The Board approved a revised Architectural Plans Form to add Committee Member signature, date and recommendation. Paul Hubbard added the requested additional information in Version 4. It is available to Homeowners on our website “copcondo.org”.

**GROUNDS (Jan Nelson):**

1. The 2021-22 Landscape Contract was renewed with Loma Verde.
2. Water usage for November 9th through December 8th was 844,000 gallons compared to 1,505,000 gallons last month. This was 44% less. The cost was $4,397.03 which was $2,743.36 less.
3. Nelson sprayed for Weed Control on our grass areas on Thursday, January 7th.
4. Update on removal of dead shrubs and thinning of dead tree branches. Ray has been working on this as time permits. Jan will check with Ray on the price.
5. Planning is ongoing for our annual citrus gleaning and tree trimming. Loma Verde will offer this service around the middle of March with fruit going to St Mary’s. It is your responsibility to have your citrus trees gleaned by the end of April. It is recommended that the trees be trimmed every two years. They need to be kept 6 feet from the roof line or far enough that roof rats cannot jump across to your roof. This is a request from our insurance company. Prices for gleaning and trimming this year will be as follows: Average sized trees to glean and trim $75.00, Small trees $40.00, gleaning only $45.00. If you want a trim only you will need to contact Loma Verde (Ray Pena our landscaper) for a price. A member of our HOA will be around in the next couple weeks to give you a sheet on prices, have you fill out what you want done and collect your check made out to Loma Verde.
6. Wilbur Schimpf wants to plant a navel orange tree at his unit. Jan Nelson made a motion to approve his request. Ken Davis seconded. Motion carried.
7. Reminder from Jan Nelson: If you wish to remove and/or replace your citrus trees or any shrubs in the common area around your home you must obtain approval from the board. Contact Grounds Committee Chair Jan Nelson. FYI: Common area is defined as property outside of your patio courtyard, back patio and the inner walls of your home.

**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 and Paul Hubbard

**NEW BUSINESS:**

1. Add any issues presented before opening the meeting that were not architectural or gardening issues. None noted.
2. Plan for a Gathering on the Green (GOG) Social in January if Covid-19 Safety precautions allow. The January gathering will be on Thursday, January 21st behind the Sutherland home at 3:00 PM. Attendees should bring their own food and beverages and a chair to sit on. Masks will be required and social distancing will be observed. There will be no pot luck dinner this year.
3. Sharon Davis is asking for some help to setup for the 21 January GOG.

**NEXT MEETING DATE:**

1. The next regular Board Meeting will be on Saturday, February 13th at 9:30 AM. 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. The agenda will be posted on the web site.
2. The HOA Annual Meeting is scheduled for Saturday, March 6th in the Cul-de-Sac. It must be held between February 13th and March 16th. The Agenda and new Director Ballots must be submitted to members two weeks prior.

**MOTION TO ADJOURN:**

Motion to adjourn was made by Jan Nelson and seconded by Ruth Arzt. Motion carried. Meeting was adjourned at 10:33 AM.

Respectfully Submitted

Dave Roeker

COP HOA Secretary