**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 10.23.21 @ 9:00 AM**

**Front Patios at 12715 and 12711 W CASTLE ROCK DR**

***Please use our Website: copcondo.org***

**RECOGNITION OF VISITORS:** All guests are welcome. Limited seating is available. Please RSVP or bring your own lawn chair. *Guests, please hold remarks until end of the meeting*.

**CALL TO ORDER: President (Ken Davis):** *Gavel*

**RESIDENTS PRESENT (Pass Sign-in Sheet):**

**BOARD MEMBERS PRESENT (Establish Quorum)**

**APPROVAL OF MINUTES: (SECRETARY: Pat Sannerud)**

1. Need Board approval the Regular Meeting minutes for 22 May 2021. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Welcome residents and returning Snowbirds.
2. This is the first scheduled board meeting since last May. We will attempt to recap projects and events that occurred over the summer months
3. Several homes were sold during the summer months. Pamela Blanton’s condo at 12611 W Castle Rock Dr was SOLD in May to Raymond Weinmann Jr and has just SOLD again to Gerald Phipps from WA; COE is 22 October. The Tom and Carol Grahek condo at 12503 Castle Rock SOLD to Louise Mc Daniels from CA; COE was 15 September. Dottie Eubanks condo at 12514 Prospect sold to Steve and Lynn Kragle (IA); COE was approximately 28 June.
4. Meg Quarrie and Jan Nelson are working on a new release of the COP Homeowners List which will include the new residents. If you have changes to your phone, email, birth month, home state, or summer residence, we would appreciate you providing it to Meg or Jan.

**VICE PRESIDENT REPORT: (Diane Shapiro): Resident of the Month**

1. I’m glad to be back from Prescott Valley AZ and I look forward to catching up with all of you. I will be working with Sharon Davis to welcome our new residents as they get moved in and settled.

**TREASURER’S REPORT: (Ken Davis)**

1. No significant changes to our regular expenditures were recorded over the summer months. Invoices for additional expenses are as follows:

* Paid in May to ASAP Bee Removal at 12610 Prospect $175
* Paid in June to Colby Mgt for AZ Corp Annual Report $55
* Paid in June to ASAP Bee for Beehive Removal at 12607 Castle Rock $225
* Paid in July to Loma Verde to Aerate/Fertilize Lawns $579
* Paid in July to Loma Verde to trim Ash/Bottle trees and Pine Tree Limb Removals $1190

1. Need Board approval of the April – August Financial Statements from Colby Management. They will be posted on our website “copcondo.org.”
2. Review the Financials for September.
   * Discuss Operating and Reserve balances.
3. Disbursements for September include:
   * None
4. The AZ State Supreme Court sided with the Arizona Corporation Commission (ACC) to allow EPCOR Sewer rates to be consolidated between their various waste-water treatment districts. This means sewer rates for the Sun Cities will remain high and are likely to be going up. This ruling will likely cause water rates to increase as well. SCWHOA has argued that Sun Cities should remain a separate district based upon the higher cost of systems in newer neighborhoods.
5. Need inputs for any changes to our budget for 2022 by 10 November. The Proposed Budget must be approved at our next board meeting as Colby will impose a late fee if submitted after 15 December. The need to know our Monthly Assessment Fee for 2022.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. No new Architectural Requests were submitted since the 10 June Special Meeting when three requests were approved. Status of those projects are as follows:

* Ken and Sharon Davis completed the addition of a backyard patio slab and walkway. A new AR request was submitted to replace the insect screen on the Lanai in rear
* John and Dale Spicer added a new sliding patio door
* Roger and Lee Cousin installed solar panels
* Jim and Susan Sutherland completed the installation of all new dual-pane windows and sliders
* Raymond Weinman was unable to complete the installation of new windows at 12611 Castle Rock before moving.
* Dave and Donna Roeker have not yet completed their request for sliding patio door
* Paul and Sandi Dyksterhouse have not yet completed their request to add a knee wall to their rear patio

**GROUNDS (Jan Nelson):**

1. Update on shrub and tree planting
2. Update on dead branch trimming and tree removal
3. Update on filling larger holes in our grass. Thanks to Tom and Kevin for helping to mark the holes
4. Status of Overseeding
5. Status of Irrigation Valve repairs
6. Valve box covers and risers
7. Rock replacement around sages and trimming
8. Water usage over the summer months
9. Ants

**PAINTING Committee (Tina Blair):**

1. Our committee can use new members if you can help out. COP HOA repaints outside the condos every 10 years. We plan to paint again in the Fall of 2022 (1/2) and the Spring of 2023 (1/2). We are working with Dunn Edwards to write up a contract spec and send it to local painting contractors for bids.

**UNFINISHED BUSINESS:**

1. None reported.

**NEW BUSINESS*: Floor is now open for anyone to speak.***

1. Add any issues presented before opening the meeting that were not architectural or gardening issues.
2. The next Gathering on the Green (GOG) will be held on the 3rd Tuesday November 16th at 3:00 pm behind Sutherlands. We hope to see all of you there.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is tentatively scheduled for Saturday 20 November at 9:00 am on front patios at 12715 and 12711 Castle Rock Drive, weather permitting. Otherwise inside at 12711 Castle Rock.

**MOTION TO ADJOURN:** *Gavel*