**COP CONDO ASSOCIATION MEETING**

**MINUTES 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:** President Ken Davis welcomed visitors.

**CALL TO ORDER: President (Ken Davis):** President Ken Davis called the meeting to order at 9:04 AM.

**RESIDENTS PRESENT:** Roger and Lee Cousins, Bill Kram

**BOARD MEMBERS PRESENT:** President Ken Davis, Vice President Diane Shapiro, Treasurer Ken Davis, Director and Grounds Committee Chairperson Jan Nelson, and Director and Architecture Committee Chairperson Tom Smith. Welcome Committee Chair Sharon Davis was present and stood in for Secretary Pat Sannerud who was visiting with family.

**APPROVAL OF MINUTES: (SECRETARY: Acting Ken Davis)**

1. Board approved the Regular Meeting minutes for 22 May 2021. Motion made to approve the minutes by Jan Nelson, motion seconded by Tom Smith; motion carried. The Minutes are posted on our website “copcondo.org” once approved.
2. Board approved the minutes from the special meeting 6 Jun 2021. Motion made to approve the minutes by Diane Shapiro, motion seconded by Jan Nelson; motion carried. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. 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 and Angi Phipps (WA); COE is 22 October.
   * The Tom and Carol Grahek condo at 12503 Castle Rock SOLD to Louise Mc Daniels (CA); COE was 15 September.
   * Dottie Eubanks condo at 12514 Prospect sold to Steve and Lynn Kragle (IA); COE was approximately 28 June.
2. A new release of the COP Homeowners List including the new residents is in works. If you have changes to your phone, email, birth month, home state, or summer residence, please provide any updates to Meg Quarrie or Jan Nelson.

**VICE PRESIDENT REPORT: (Diane Shapiro):**

1. I am back and looking forward to seeing everyone. Sharon Davis and I will be welcoming all new residents as they move in and get settled.

**TREASURER’S REPORT: (Ken Davis)**

1. Board approved the April Financial Statements from Colby Management. Motion made to approve by Jan Nelson, motion seconded by Tom Smith, motion carried. The approved financials will be posted on our website “copcondo.org.
2. Disbursements - 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
3. Board approved the May thru August Financial Statements from Colby Management. Motion made to approve by Jan Nelson, motion seconded by Tom Smith, motion carried. The approved financials will be posted on our website “copcondo.org.
4. Operating Balance – September
   * Assets Totaling - $115,473.20
     1. Operating Total - $16,853.61
     2. Reserve Total - $98,619.59
   * Liability and Equity - $115,473.20
5. Reserve Equity - September
   * Painting - $66,593.54
   * Sprinkler - $9217.00
   * Major Maintenance - $22,668.44
6. Disbursements – September
   * Invoices paid for additional expenses - None
   * Increased charge for grass seed this year due to a shortage. Price increased from $67 per bag to $107 per bag. Grass helps to reduce the air temperature by 10%.
7. 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.
8. ACTION ITEM: Need inputs for any changes to our budget for 2022 by 10 November. The Proposed Budget must be approved at our November 20th 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. Architecture Requests approved and completed:
   * Ken and Sharon Davis completed the addition of a backyard patio slab and walkway
   * 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
2. Architecture Requests approved and not completed:
   * Raymond Weinman was not able to complete the installation of new windows at 12611 Castle before moving.
   * Paul and Sandi Dyksterhouse have not yet completed their request to add a knee wall to their rear patio.
   * Dave and Donna Roeker have not yet completed their request for sliding patio door
3. New Architecture Requests
   * Approved Architecture Request by Ken and Sharon Davis for installation of new screen on the rear porch. Motion made to approve by Tom Smith, motion seconded by Diane Shapiro; motion carried.

**GROUNDS (Jan Nelson):**

1. Shrub and tree planting will be completed in the next few weeks.
2. Completed filling of larger holes in our grass. Thanks to Tom and Kevin for helping to mark the holes
3. Completed overseeding last Wednesday Oct 20. Watering will be done 3-4 times a day until grass develops.
4. Completed numerous Irrigation Valve repairs.
5. Replacement of Valve box covers, and risers is starting.
6. Water usage over the summer months was reduced.
7. Because of the heavy lawn watering, we will see more ants around curbing and rock areas based on information from the exterminator.

**PAINTING Committee (Tina Blair):**

1. 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. The committee needs more help, please contact Tina if you want to volunteer.

**UNFINISHED BUSINESS:**

1. None reported.

**NEW BUSINESS*:***

1. The next Gathering on the Green (GOG) will be held on the 3rd Tuesday November 16th at 3:00 pm behind Sutherlands. Please bring an appetizer to share, your own beverage and a chair. We hope to see all of you there.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is scheduled for Saturday 20 November at 10:30 am on front patios at 12715 and 12711 Castle Rock Drive, weather permitting. Otherwise inside at 12711 Castle Rock.

**MOTION TO ADJOURN:**

1. Motion to adjourn meeting by Jan Nelson, seconded by Diane Shapiro. Meeting was adjourned at 9:56.