**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 11.20.21 @ 10:30 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 of the Regular Meeting minutes for 23 October 2021. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Welcome residents and returning Snowbirds.
2. The November update to the COP Homeowners List is out. Thanks to Jan Nelson and Meg Quarrie, additional and corrected homeowner information is provided. At a recent SCW OHOA meeting it was revealed that another SCW HOA violated the privacy of its homeowners by giving a copy to a solar contractor. The next issue of our Homeowner List will include a privacy label: “CONFIDENTIAL-COP HOA HOMEOWNER USE ONLY”. Please store these lists safely and shred or tear up old copies. Remember, never share these lists with anyone outside this HOA.
3. All our new residents are here in SCW now. Jerry and Angi Phipps from WA are now living at 12611 Castle Rock Dr. Louise Mc Daniels from CA now resides at 12503 Castle Rock. Snowbirds Steve and Lynn Kregel (IA) are moved in at 12514 Prospect; Larry and Sundari Ware (BC) are living nearby while their condo at 12530 Prospect is being remodeled.

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

1. Working with Sharon Davis to welcome our new residents.

**TREASURER’S REPORT: (Ken Davis)**

1. Need Board approval of the September Financials discussed at our last meeting.
2. Review the Financials for October.
   * Discuss Operating and Reserve balances.
3. Disbursements for October include:
   * $5,543 for 2200 lb. Grass Seed/Fertilizer and 25 tons of mortar sand
4. I have the proposed budget for COP HOA in 2022. Copies are available at the meeting for anyone that wants to review it. Changes from last year are relatively minor. The Monthly Assessment Fee will remain the same at $280, if possible. I need the Boards approval so that the new budget can be forwarded to Colby Management at least 20 days before the start of the new year.
5. 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. The SCW OHOA meeting on December 9 will feature a speaker from EPCOR. The meeting will be held at 10 am in the RH Johnson Lecture Hall next to the Administration Building. COP HOA is a member of SCW OHOA so our members are welcome to attend these meetings.
6. The Proposed Budget must be approved at our next board meeting as Colby will impose a late fee if submitted after 12 December. They need to know our Monthly Assessment Fee for 2022.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. New Architectural Requests submitted since the last Board Meeting:

* None

1. Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started.

**GROUNDS (Jan Nelson):**

1. Update on recent overseeding
2. Update on shrub and tree planting
3. Update on dead branch trimming and tree removal
4. Status of Irrigation Valve repairs
5. Valve box covers and risers

**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.

**WELCOME Committee (Sharon Davis):**

1. Sharon and Diane Shapiro are contacting new residents to setup appointments to welcome them and provide important information about our HOA.

**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. Tina Blair will have the proposed paint colors on display.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is tentatively scheduled for Saturday 11 December 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*