**COP CONDO ASSOCIATION MEETING**

**MINUTES for Saturday 3.20.21 @ 9:30 AM**

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

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

**RECOGNITION OF VISITORS:** None present.

**CALL TO ORDER:** Acting President Diane Shapiro called the meeting to order at 9:33 AM.

**RESIDENTS PRESENT (Pass Sign-in Sheet):** None.

**BOARD MEMBERS PRESENT (Establish Quorum):** Acting President Diane Shapiro, Treasurer Ken Davis, retiring Secretary Dave Roeker, Director and Architecture Committee Chairperson Tom Smith, Director and Grounds Committee Chairperson Jan Nelson, Welcoming and Social Committee Chairperson Sharon Davis and newly elected Director Patricia Sannerud.

**APPROVAL OF MINUTES: (SECRETARY: Dave Roeker)**

1. Board approval of the Regular Meeting minutes for February 13th 2021 and the March 6th 2021 Special Meeting Minutes. The Minutes are posted on our website “copcondo.org” once approved. Jan Nelson made a motion to approve both sets of minutes, Ken Davis seconded. Motion carried.

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

1. Diane welcomed existing Board Members and noted that she is pleased and proud of them all for their contributions to the board. She especially wanted to thank Ken Davis for all the help he gave her as Acting President.
2. Two current members are leaving the board. Dave Roeker has completed his two-year term and has served our HOA in an exemplary fashion, especially given he is here in SCW only 3-4 months per year. Ruth Artz has resigned half way through her second term, having served us well for the past three years. Diane noted that we appreciate and thank each of you for your dedicated service.

**VICE PRESIDENT REPORT:** None at this time.

**TREASURER’S REPORT: (Ken Davis)**

1. Board approval of the January Financial Statements from Colby Management. They are posted on our website “copcondo.org”. Ken Davis made a motion to approve the January Financial Statements. Jan Nelson seconded. Motion carried.
2. Review the Financials for February
   * Discuss February month end Operating and Reserve balances. Operating Reserve was $14,842, Reserve Total was $82,959, Assets Total was $97,802. Painting Reserve was $61,728, Sprinkler Reserve was $7,922 and Major Maintenance Reserve was $20,428. Painting will be done in the fall of 2022 and spring of 2023. We will need to get a painting committee together to select color options.
3. Disbursements for January include:
   * Office expenses paid. Regular recurring bills were paid.
   * Maintenance expenses paid. The eleven residents that have irrigation timers on their electric bills were paid their annual stipend of $25.
4. EPCOR Water/Sewer rate hikes are planned for 2021. SCWHOA President Jim Hunter reported in the Independent that the AZ Supreme Court has agreed to hear the Sun Cities Argument that we should remain a separate district based upon the higher cost of systems in newer neighborhoods. Ken also noted that the average annual income for Sun City West residents is $39,000 while for outside residents it is $98,000. This demonstrates how unfair it is for us to pay the same amount as the newer districts.
5. Ken noted that we have gone from seven residents getting their monthly assessment notices by US Mail to ten. Every notice that is delivered via email saves us $1 per month. We should begin including the form for email assessment notices in the welcome packet for new residents. Ken asked Sharon Davis to do this as part of the Welcome Committee.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. Results of Special Meeting on 6 March before the Annual Meeting. The following three projects were approved: Sidewalk renovation for Patricia Phillips, patio door replacement for Dave & Donna Roeker and additional security bars for Chet & Deb Penta.
2. Paul Dyksterhouse submitted an Architectural Request to add a knee wall around his backyard patio slab. To this point he has not submitted all necessary paperwork.
3. A discussion of knee walls took place that focused on how far back patios and knee walls could be extended. Any additions to the back of a unit cannot extend more than 75 feet from the front corner of the garage. Tom will look into getting plat maps of units from PORA.

**GROUNDS (Jan Nelson):**

1. Water usage for February and March. Ken Davis reported that 3 water meters were higher than normal for the month of February. Jan Nelson reported that water usage at 12530 Prospect had doubled for March. This unit is vacant so we need to check that the water valve is turned off. If it is there might be a running toilet or a leak. There is a leak at the Sharon Monasterio unit that Ray says will be $700 to $800 to fix. There is also a main valve leak at 12511 Castle Rock that Ray has ordered parts for.
2. Update on citrus tree gleaning and trimming. Most gleaning and trimming have been completed. The end toward 125th Street will be done starting on Monday of next week. Ray is here with the gleaners and the trimmers. Good fruit goes to St Mary’s Food Bank and bad fruit is fed to Ray’s pigs so nothing goes to waste.

**ELECTION RESULTS** (Diane Shapiro):

1. The Ballots have been tallied and the results are as follows:
   * New Directors: Tom Smith and Pat Sannerud
   * 2021 Budget and the new COP Condo Association Rules and Regulations were approved.
2. The new Directors are now eligible to fill vacant Officer positions on the Board as needed. I need nominations from the Board of Directors (BOD) to fill Officer Positions of President and Secretary for the current term.
3. Discuss and vote on nominations for Officer positions: Diane noted that we need to nominate a new President and Secretary. Ken Davis nominated Pat Sannerud for Secretary. Jan Nelson seconded. A discussion was held regarding Ken Davis becoming President and also remaining as Treasurer. The board felt this would be acceptable if Ken was willing. He said he was. Jan Nelson nominated Ken for President. Pat Sannerud seconded. Diane Shapiro said she would return to her prior position as Vice President. Ken Davis said he would be Treasurer for another term. Motion was made to approve all. Motion carried.

**UNFINISHED BUSINESS:**

1. None reported.

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

1. Add any issues presented before opening the meeting that were not architectural or gardening issues. None were noted.
2. The next Gathering on the Green (GOG) will be held Tuesday May 18th at 4:00 pm behind Sutherlands. Please remember to wear masks and social distance. We hope to see all of you there.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is scheduled for Saturday April 17th at 9:00 AM on front patios at 12715 and 12711 W Castle Rock Dr. Diane noted that we do not meet in June, July, August or September; so if you need project approval please contact the Architecture Committee before we shut down for the summer. Diane also reminded us to contact the Posse if you are leaving for the summer and please remember to SHUT OFF YOUR WATER.

**MOTION TO ADJOURN:** Ken Davis made a motion to adjourn, Tom Smith seconded. Motion carried. The meeting was adjourned at 10:25 AM.

Respectfully submitted,

Dave Roeker Retiring COP HOA Secretary