**COP CONDO ASSOCIATION MEETING**

**MINUTES for Saturday 4.17.21 @ 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 9:07 AM.

**RESIDENTS PRESENT:** Roger & Lee Cousin.

**BOARD MEMBERS PRESENT (Establish Quorum):** President Ken Davis, Vice President Diane Shapiro, Secretary Pat Sannerud, Treasurer Ken Davis, Director and Grounds Committee Chairperson Jan Nelson, Director and Architecture Committee Chairperson Tom Smith, plus Welcome and Hospitality Committees Chairperson Sharon Davis.

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

1. Board approved the Regular Meeting minutes for 20 March 2021. Jan Nelson made a motion to approve the minutes, Diane Shapiro seconded. Motion carried. The approved Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Will start calling the group Board Directors for COP Condo (COPC) similar to how Colby Management refers to our HOA.
2. Snowbirds are beginning to depart and we will have only one more board meeting this spring season. We will resume monthly meetings in October. Any architecture plans need to submitted to the Architecture Committee by 15 May (1 week before next meeting). Additional architecture approvals will be delayed until next board meeting in October.
3. Pamela Blanton has listed her home For Sale at 12611 W Castle Rock Dr.
4. We have a new pest control person from Arrow Pest Control starting next month. His name is Fernando. David has been transferred to Paradise Valley to improve the service there.

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

1. The Award for “Resident of the Month” goes to our past Secretary Dave Roeker. Congratulations Dave!

**TREASURER’S REPORT: Ken Davis)**

1. Board approved February Financial Statements from Colby Management. Diane Shapiro made a motion to approve the February Financial Statements, Jan Nelson seconded. Motion Carried. The approved Financials are posted on our website “copcondo.org.”
2. Operating Balances.
	* Assets Totaling $101,912
		1. Operating Total - $10,590
		2. Reserve Total – $91,322
	* Liabilities and Equity total $101,912
3. Reserve Equity
	* Painting - $62,424
	* Sprinkler - $8,107
	* Major Maintenance - $20,748
4. Budget
	* Water is under budget as expected this time of year, but the cost exceeds last year by $1500.
5. Disbursements
	* Office Supplies - $104
	* Income Tax – Federal Preparation - $250, owe - $0; AZ State Taxes Owed - $50
	* Annual Meeting preparation and door prizes- $94.41
	* Statement Mailing - $35.17 total; currently mailing to 10 homeowners.
		1. **Action Item** – Jan will contact the homeowners getting a paper statement to assist in completing the form for e-mail of the statement.
6. Special Disbursements Request
	* Request to cover calls to Canada to new and current homeowner by Ken Davis for a total of $40.00. Diane moved to approve the expense. Tom seconded. Expense payment approved. Lesson learned.
	* Expense for check cashing on checks from foreign banks needs to be reviewed and method developed to cover the extra expense. Member input is welcome to Jan or Ken
7. No new information: EPCOR Water/Sewer rate hikes are planned for 2021. SCWHOA President Jim Hunter reported 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.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. Paul Dyksterhouse submitted a request to add a knee wall around his backyard patio slab. Still waiting on further license/insurance information on his contractor before the request can be approved by the board.
2. Sally Illingworth submitted request for new side windows like those on back patio. Motion to approve by Ken Davis, seconded by Diane Shapiro. Request approved.
3. **Action Item:** Board needs to review and clarify the conformity on the units as defined in the CCR’s to guide the Architecture Committee. Meeting to review the information from the OHSCW will be scheduled for week of April 26th.

**GROUNDS (Jan Nelson):**

1. Nelson Weed Control will spray early morning on April 20th. Keep your pets inside until it dries.
2. Dead branch trimming and tree removal proposal is $1,060 and to remove a pine tree is $950. Motion to approve Loma Verde Estimate (above) for $2,010 by Ken Davis, motion seconded by Jan Nelson. Expense approved for up to $2010.
3. Water usage for March and planning for 2021. Water usage is up in March. Ray is working to fix leaks as discovered.
4. Citrus tree gleaning and trimming completed.

**UNFINISHED BUSINESS:**

1. None reported

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

1. The next Gathering on the Green (GOG) will be held Tuesday May 18th at 4:00 pm behind Sutherlands. We hope to see all of you there.

**NEXT MEETING DATE:**

1. Next Regular Board Meeting is scheduled for Saturday 22 May at 9:00 am on front patios at 12715 and 12711 W Castle Rock Dr.

**MOTION TO ADJOURN:**

1. Jan Nelson moved to adjourn the meeting; Tom Smith seconded. Meeting adjourned at 10:43 AM.