**COP CONDO ASSOCIATION MEETING**

**MINUTES for Saturday 5.22.21 @ 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 Cousin

**BOARD MEMBERS PRESENT:**  President Ken Davis, Secretary Pat Sannerud, Treasurer Ken Davis, Director and Grounds Committee Chairperson Jan Nelson, and Director and Architecture Committee Chairperson Tom Smith.

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

1. Board approved the Regular Meeting minutes for 17 April 2021 and the Special Meeting minutes for 5 May 2021. Motion made a motion to approve both sets minutes by Jan Nelson. Motion seconded by Tom Smith. Motion carried. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Snowbirds have been departing. This is the last scheduled board meeting until the fall season.
2. Pamela Blanton’s home at 12611 W Castle Rock Drive will close on May 25.

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

1. No Report

**TREASURER’S REPORT: (Ken Davis)**

1. Board approved the March Financial Statements from Colby Management. Motion made to approve by Pat Sannerud. Motion seconded by Jan Nelson. Motion carried. The approved financials are posted on our website “copcondo.org.”
2. Operating Balances
	* Assets Totaling - $104,842.40
		1. Operating Total – $12,309.76
		2. Reserve Total – $92,532.64
	* Liability and Equity Total -
3. Reserve Equity
	* Painting – $63,118.54
	* Sprinklers – $8,292.00
	* Major Maintenance – $21,068.44
4. Disbursements for April include:
	* Nelson Weed Control to treat broadleaf weeds in all grass areas for $1150. This 2nd spraying completes major treatments for 2021.
	* Reimburse Ken Davis for an International Call to Victoria BC for $19.97.
5. Approved the Preparation Request Form for Colby to e-file the annual Arizona Corporation Commission Return for COPC ($55).
6. No new information: EPCOR Water/Sewer rate hikes are planned for 2021. Telephone hearings continue. SCWHOA argues that Sun Cities should remain a separate district based upon the higher cost of systems in newer neighborhoods.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. Ken Davis submitted an Architectural Request to add a backyard patio slab and walkway. Architecture committee would not recommend approval of a ramp-up off the back patio; the remainder of the request was approved by the Architecture Committee. Motion to approve the original request was made by Jan Nelson. Motion seconded by Pat Sannerud. Motion approved by the Board.

**GROUNDS (Jan Nelson):**

1. Sharon Monasterio and Paul Hubbard have requested a tree be planted between them to replace the one removed last year. Board approved $150 for tree replacement when invoice presented to the treasurer. Roof-mates will be responsible for any additional cost.
2. Water usage for the year has increased from last year. Grounds Committee is reviewing any needed repairs.
3. Rock around the sages needs some replacement. This has not been done for six years. Motion made by Ken Davis to augment the rock as necessary. Seconded by Jan Nelson. Motions passed to augment as needed.
4. Loma Verde Landscape completed a major repair of irrigation lines and valves at 12610 Prospect.
5. Another report of bees by a homeowner. Jan will investigate the location and determine needed actions.
6. Dead branch trimming and necessary tree removal is still an open issue. Jan will contact landscaper to schedule.

**UNFINISHED BUSINESS:**

1. None reported.

**NEW BUSINESS*:***

1. Questions on information needed before the painting project for 2022. Planning will start October 2021. This is a once per decade event. Homeowners wishing to serve on the Painting Committee should contact Jan or Ken.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is tentatively scheduled for Saturday 23 October at 9:00 am on front patios at 12715 and 12711 W Castle Rock Drive.

**MOTION TO ADJOURN:** Motion to adjourn meeting by President Ken Davis, seconded by Pat Sannerud. Meeting was adjourned at 10:20 AM.