**COP CONDO ASSOCIATION MEETING**

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

**CALL TO ORDER: President (Ken Davis):**  President Ken Davis called the meeting to order at 10:32 AM.

**RESIDENTS PRESENT:** Kevin and Tina Blair, Chet and Debi Penta, Irene Marske, and Rita Johnson.

**BOARD MEMBERS PRESENT:** 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. Also present were Welcome Committee Chair Sharon Davis, and Tina Blair Painting Committee Chair.

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

1. Board approved the Meeting minutes for 23 October 2021. Motion made to approve the minutes by Jan Nelson, motion seconded by Diane Shapiro; motion carried. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. The November updates to the COP Homeowners List is out. Thanks to Jan Nelson and Meg Quarrie for getting the list updated. Please forward any updates to Jan Nelson.
2. **REMINDER**: 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. Welcome to all new residents:
   * Jerry and Angi Phipps (WA) are now living at 12611 Castle Rock
   * Louise Mc Daniels (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
4. We had a great turnout to the November Gathering on Green (GOG); 29 people attended.

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

1. Diane and Sharon Davis continue to welcome our new residents.

**TREASURER’S REPORT: (Ken Davis)**

1. Board approved the September Financials from Colby Management. Motion made to approve by Diane Shapiro, motion seconded by Jan Nelson; motion carried. The approved financials will be posted on our website “copcondo.org”
2. Operating Balance – October
   * Assets Totaling – $112,280.14
     1. Operating Total – $12,448.67
     2. Reserve Total – $99,831.47
3. Reserve Equity – October
   * Painting – $67,288.54
   * Sprinkler – $9,402.00
   * Major Maintenance - $23,891.48
4. Disbursements - October
   * $5,543 for 2200 lb. Grass Seed/Fertilizer and 25 tons of mortar sand
   * Our water conservation efforted are working, the HOA water expense is under budget through October.
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 10:00 AM in the SCW Foundation   
   Building at 14465 RH Johnson Blvd. COPC HOA is a OHOA member so our members are welcome to attend.
6. The proposed budget was distributed for review. Changes from last year are major.
   * Painting may increase by as much as 20% based on work being done by the Painting committee.
   * Landscape materials are going up 24.4%
   * Water and Sewer will increase based on the EPCOR decision. Currently estimated at +5%.
   * Homeowner Farmers insurance is scheduled to increase by 32.7% for an increase of over $5,936. This is unacceptable. We are getting bids for a new insurance provider.
7. The budget needs to be approved at the next board meeting. The new budget must be forwarded to Colby Management by December 12, 2021. Once the budget is approved, the new monthly HOA fee will be published to the community.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. Reviewed Architecture Request from Jerry and Angi Phillips at 12611 W Castle Rock Dr, for the installation of Solar Panels by SunPower. Motion made by Tom Smith to approve the request, seconded by Jan Nelson; Architecture Request approved.
2. Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started.

**GROUNDS (Jan Nelson):**

1. Updated numerous sprinkler bodies and nozzles. Please contact Jan Nelson if you see any irrigation problems.
2. Replaced 30 shrubs and 2 trees – **Reminder** to check that any new shrubs are getting water.
3. Completed trimming of the palm trees.

**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).
2. Board of proposed colors presented at the November Gathering on the Green. All the colors are new, the current colors are no longer available. Ken Davis made a motion that the colors are approved, motion seconded by Pat Sannerud; the presented board of proposed colors is approved.
3. The color selection information will be available to homeowners in January. Included will be more information on how to use the color pallet to choose colors for your home. In addition, information will be provided to understand what is included in the HOA painting scope and what is the responsibility of the homeowner.
4. We are working with Dunn Edwards to create contract specifications to send to local painting contractors for bids.
5. The Painting Committee members are Tom Smith, Jan Nelson, and Sandi Tischer.

**WELCOME Committee (Sharon Davis):**

1. All new families have been contacted except Larry and Sundari Ware. The Ware’s will be visited once they move into their home.
2. Christmas Golf Cart Parade will be on December 19th at 4:00 PM. We will be collecting canned goods for Saint Mary’s Food Bank. The parade participates will collect the food donations from people along the parade route.

**UNFINISHED BUSINESS:**

1. None reported.

**NEW BUSINESS*:***

1. The next Gathering on the Green (GOG) will be held on the January 18th at 3:00 pm behind Sutherlands. We hope to see all of you there.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is tentatively scheduled for Saturday 11 December at 10:00 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 the meeting by Tom Smith, seconded by Diane Shapiro. Meeting was adjourned at 11:39