**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 12.11.21 @ 10:00 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 20 November 2021. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Welcome residents and returning Snowbirds. All our new residents are here in SCW now.
2. Jaycox Air Conditioning and Heating will be here in our neighborhood on Wednesday 12 January. They charge the HOA members only $35 to clean and service on your unit. Make a reservation by calling Sue Mangerie at (623) 937-7532.
3. We have been working with State Farm and LeBarre/Oksnee Insurance Agency to acquire a new master policy for 2022 at a better premium rate. State Farm is here Tuesday 12/7 to photograph our Condos.

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

1. Working with Sharon Davis to welcome our new residents.
2. Endorse Jaycox AC and Heating.

**TREASURER’S REPORT: (Ken Davis)**

1. Need Board approval of the October Financials discussed at our last meeting.
2. Review the Financials for November, if available.
   * Discuss Operating and Reserve balances
3. Disbursements for November include:
   * $1156.89 for Irrigation Supplies used during and after overseeding
   * $1076.00 for 30-5 gal shrubs and 2-15 gal trees
   * $430 to trim the Fan Palm Trees in the Common Area
   * $115 to renew the COP HOA Membership in SCW OHOA for 2022
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 mostly due to increased costs for next year. Assuming our insurance premium does not exceed this past year, the Monthly Assessment Fee will increase only 2% to $285 per month. 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. They need to know our Monthly Assessment Fee for 2022.
5. The SCW OHOA meeting on held on December 9 featured two speakers from EPCOR. The meeting is at 10 am in the SCW Foundation Bldg.

**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. Water Report for October
4. Status of Irrigation Valve repairs
5. Weed Spraying Grass on 6 January

**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. Contractors will be here to inspect our condos on Thursday 9 December. Paint colors have been approved by the BOD.

**WELCOME Committee (Sharon Davis):**

1. Sharon and Diane Shapiro are have contacted 3 out of 4 new residents 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 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 15 January 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:** *Gavel*