**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 02.19.22 @ 9:30 AM**

**Davis’ at 12711 W CASTLE ROCK DR**

***Please use our website: “copcondo.org”***

**RECOGNITION OF VISITORS:** All guests are welcome. Limited seating is available. Masks are recommended; required if you are unvaccinated. *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 15 January 2021. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Since the last meeting, we formed a Nomination Committee to recommend candidates for two Director positions. Our bylaws require us to maintain a minimum of 5 directors. Diane will be retiring after 12 years of excellent service to our HOA community. Also, Tom Smith has said he will be submitting a letter of resignation after one year. Planning for our Annual Meeting of Members is underway. The date will be Saturday 12 March 2022 at 10:00 am in the Cul-de-Sac.
2. At our last meeting, the BOD approved moving the HOA Master Insurance policy to State Farm or CAU pending final coverage and premiums. State Farm (SF) was selected as costs and coverage were comparable initially. Over the course of negotiations, SF Underwriters got involved and essentially doubled the annual premium we would have to pay. Due to increased property values, they raised our current replacement cost by approximately $7 M to $19.7 M. As a result, we are now negotiating with Community Association Underwriters (CAU) to see if they can give us a better deal than our current insurer which is Farmers.
3. I am currently taking some Leadership Classes at OHOA-SCW to learn more about running an HOA. The classes cover types of meetings, HOA bidding contracting, and budgeting, reserves, and risk management.

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

1. Nothing to report.

**TREASURER’S REPORT: (Ken Davis)**

1. Need Board approval of the December Financials (not avail at meeting time) briefly discussed at our last meeting but subsequently reported in the January Minutes
2. Review the Financials for January, if available.
   * Discuss Operating and Reserve balances
3. Disbursements for January include:
   * Nelson Weed and Pest for $1200
   * Brian Wier for Website Maintenance $125
4. I presented the 2022 Budget and received the Board’s approval; changes from last year were all due to increased costs in the coming year. It was forwarded to Colby Management so they know our Monthly Assessment Fee is $285 for 2022.
5. I am currently working with Jeff Leane at LaBarre/Oksnee Agency in Scottsdale to secure a new Master Insurance Policy. Initial estimates will save us money on a policy that compares favorably with Farmers. We won’t really know where we stand until the CAU Underwriters determine our current replacement cost for buildings and common space. Our goal is to start the new coverage by 1 March 2022.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. New Architectural Requests submitted since the last Board Meeting:

* Irene Marschke to replace her front patio gate.

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. Water use report for December-January.
2. Nelson did a major spray for weeds in the grass areas in early January.
3. The Grounds Committee meeting will be held the middle of February. Please bring up any questions or issues now as Jan will be “off the grid” the next two weeks due to a surgery.
4. Kevin Blair is our point of contact while Jan is recovering.
5. Discuss preparations for citrus gleaning in March.

**PAINTING Committee (Tina Blair):**

1. With the assistance of a Dunn-Edwards specification our Paint Committee lead by Tina Blair requested bids. Three major contractors responded to a walk through onsite. In mid-January we receive their bids of $82K, $100K, and $276K; our budget was $77K. We met with the lowest bidder, Albrecht and Sons that painted our units last time, and negotiated a contract for $77K. The $5K reduction was made possible by having each homeowner be responsible for painting his/her front door, security door, mail box, and trash lid. Albrecht will do all 4 options for $150. A contract was signed with Albrecht on 28 January to start work in early October 2022. An upfront deposit of $20,000 was made on 4 February to avoid a 4% increase in the cost of materials at Dunn Edwards.
2. Six paint colors schemes have been approved by the BOD. Tina Blair and her team has started contacting all homeowners to schedule individual meetings for color selection. You must agree with your roofmate on a color scheme.

**Nomination Committee:**

a. Our HOA Annual Meeting is scheduled for 12 March at 10:00 am. A ballot and agenda are in the works and will be distributed 15 days prior. The balloting will be conducted just like last year.

b. Nominees for our two director positions will be announced.

**WELCOME Committee (Sharon Davis): Next Gathering on the Green**

1. We are having a POTLUCK at our next Gathering on the Green (GoG) to be held on 15 March (3rd Tuesday) at 3:00 pm behind Sutherlands. The HOA will provide a cake to celebrate February and March birthdays. Please bring a *main dish or side* for 6-8 people to share, as well as, your favorite drink and a chair.
2. The HOA will be providing coffee, water, and pastries at the Annual Meeting. We could use some volunteers to help setup tables etc. Please contact me to help with the setup.

**UNFINISHED BUSINESS: (None)**

**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.

**NEXT MEETING DATE:**

1. The members Annual Meeting is scheduled for 12 March at 10:00 am in the Cul-de-Sac. The next Regular Board Meeting is scheduled for Saturday 19 March at 9:30 am at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*