**COP CONDO ASSOCIATION ANNUAL MEETING**

**MINUTES for Saturday 3.6.21 @ 10:00 AM**

**W CASTLE ROCK DR CUL-DE-SAC SCW**

***Please use our Website: copcondo.org***

**RECOGNITION OF VISITORS:** Representatives from 22 units were in attendance. Masks were worn and social distancing was observed. Refreshments including coffee, water and baked goods were available.

**CALL TO ORDER:** Acting President Diane Shapiro called the meeting to order at 10:02 AM.

**RESIDENTS PRESENT (Confirmation of a Quorum):**

1. 27 residents signed the attendance sheet that was passed around.

**CONFIRM ALL BALLOTS SUBMITTED FOR TABULATION:** 44 ballots were submitted.

**INTRODUCTION OF NEW HOA MEMBERS:** New members present were Roger & Lee Cousin, Pat Sannerud, Curt & Teresa Mentzer and Sandi Tischer.

**INTRODUCTION OF CURRENT BOARD DIRECTORS:** Acting President Diane Shapiro, Treasurer Ken Davis, Secretary Dave Roeker, Grounds Committee Chairperson Jan Nelson, Architecture Committee Chairperson Tom Smith and Director Ruth Arzt.

**APPROVAL OF MINUTES: (Secretary Dave Roeker)**

1. Acting President Diane Shapiro asked for member approval of the Annual Meeting Minutes for March 14th 2020. The Minutes are posted on our website “copcondo.org”. The minutes were approved by a show of hands.

**PRESIDENT’S REPORT: (Diane Shapiro-Acting)**

Diane noted that she is the acting president and thanked Ken Davis for all his help. She reported that we have recently been selecting an outstanding resident of the month. This goes to someone who has been especially helpful to the board or other residents. This month’s award goes to Sharon Davis who arranged for the refreshments and door prizes for the annual meeting. She was assisted by Pat Sannerud, Jan Nelson and Sandi Tischer.

**TREASURER’S REPORT: (Ken Davis)**

Ken reported that it was safe to say that we had a good year financially. We were able to pay all the bills. We have $10,771 in a money market account, $74,481 in bank reserve and $6,060 in a CD for an assets total of $91,312. We had a homeowners equity of $2,730. We ended 2020 with a surplus of $7,138 which was divided equally between the painting reserve and the major maintenance reserve. We have $56,770 in the painting reserve, $7,552 in the sprinkler repair reserve and $15,946 in the major maintenance reserve. We actually had $73 left in the water budget at year end. Hopefully that will continue this year. We beefed up the budget for pest control to handle the bee and rat problems and weed control to allow for two full applications and one spot application. As far as expenses go, we had a +$6,218 variance from our budget. All monthly assessments are current or being paid ahead. 44 units are now receiving their monthly assessment notice from Colby by email. There are only 6 that still receive it by U.S. Mail. $86 was paid for office supplies for the Treasurer, and $59 was paid for the Grounds Committee. $120 was paid to our website provider and $16 was paid for repair of the community wheelbarrow. Ken also noted that Sharon Monasterio provided him with some information on the sewer/water line insurance from American Republic Water. The cost for unlimited coverage which includes both water and sewer lines is $16 a month or $192 a year. There is a deductible of $50.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

Tom Smith reported that all 2020 requested projects have been completed. He reminded us to utilize the new architecture change form that is located on the website for any exterior changes. He is new to the architecture board and is not a building inspector nor does he know all the building codes. Any reputable contractors you hire should be aware of the building codes and adhere to them. Diane stressed that we need to contact the architecture committee when contemplating exterior changes to our unit. The committee will meet with you and determine what paperwork is needed. No work should be completed before approval is received from the architecture committee.

Diane also noted that we should make sure our garage doors are closed when we are not in the area. Burglaries have been on the rise in Sun City West and there has been an increase in homeless activity.

**GROUNDS (Jan Nelson):**

Jan began her report by passing out samples of water bills so that we could see how it all works and fits together. There are 14 meters which feed our homes and the over 1400 sprinklers and over 900 bubblers that are used for irrigation. Water is the biggest item on our annual budget. We used 82,000 less gallons in 2020 compared to 2019 which is really good considering the hot summer. She stressed that our irrigation system is really old and prone to leaks. We need to remain vigilant about any leaks we observe and report them to the Grounds Committee for repair. You can flag them with the flags that are provided near your electric box. We should also watch for leaking faucets and running toilets in our units which can add up to increased water usage. EPCOR Water and Sewer Systems has put in a request to combine the Sun Cities water and sewer districts with other, newer districts which are not retirement communities. This would increase our cost and is not fair due to the fact our units have 1 or 2 residents while some of the other districts can have 3, 4, 5 or more residents per unit. The Sun Cities communities are combining to fight this request. It is now before the State Supreme Court but we do not know how that will turn out.

Jan noted that the hot summer of 2020 took a toll on our trees and shrubs, especially on Prospect Drive which gets the most sun. 12 shrubs and 14 of the original junipers that were bug infested have been removed. We will be replacing the front corner shrubs with more drought tolerant flowering shrubs beginning next week. Ray will begin gleaning fruit trees next week and trimming them the following week.

Jan reported that the Grounds Committee has rewritten the Rules and Regulations and has created a separate policy document for trees. This will allow the board to make changes to the tree policy without waiting until the next Annual Meeting. She thanked all the members that contributed to this effort including Abel Alday, Chet Penta, Dale Stroh, Tom Smith, Linda Roberts and Jim Sutherland.

**ELECTION RESULTS** (Sally Illingworth and Linda Roberts):

1. The Ballots have been tallied and the results are as follows:
	* New Directors: Ken Davis, Pat Sannerud and Tom Smith with an aggregate total of 44 votes.
	* 2021 Budget: Approved as presented by a 44 to 0 vote.
	* New COP Condo Association Rules and Regulations: Approved as presented by a 44 to 0 vote.
	* No votes were cast from the floor.
2. The nominees approved by the Homeowners are eligible to fill vacant Officer positions on the Board as needed. The Board of Directors (BOD) will elect its own new Officers at the next Regular Board Meeting planned for Saturday March 20th.

**UNFINISHED BUSINESS:**

1. Reminder to visit **“copcondo.org”** for upcoming events, Rules and Regulations, Bylaws, Minutes, Financials, Colby Forms, etc.
2. Award Door Prizes (Sharon Davis and Jan Nelson). Door prize tickets were drawn and winners were Mary Cichos, Jerry Larson and Roger Cousin.

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

1. Member questions and comments. None noted.
2. The next Gathering on the Green (GOG) will be held March 16 at 3:00 PM behind Sutherlands. We hope to see all of you there.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is scheduled for Saturday March 20th at 9:30 am on front patios at 12715 and 12711 W Castle Rock Dr.

**MOTION TO ADJOURN:** Dave Roeker made a motion to adjourn. Roger Cousin seconded. Motion carried. The 2021 Annual Meeting was adjourned at 10:55 AM.

Respectfully submitted,

Dave Roeker

COP HOA Secretary