**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 04.16.22 @ 10:00 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. *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 19 March 2022. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. The Sutherlands and Franks hosted a Farewell BBQ Party for Paul and Susan Hubbard who sold their home and departed to Fargo North Dakota to be closer to family. Some former COP residents and neighbors were there (e.g., Hoyt’s, Snyder’s, Tessin’s) and it was a fun event for all in attendance.
2. We have a new homeowner who will arrive in May from Kansas. Linda Myers purchased the Hubbard’s home at 12606 W Prospect.
3. Our contract with Community Association Underwriters (CAU) to provide our Master Insurance Policy began on 1 March 2022. On 8 April, they sent out a licensed home inspector to perform a Field Survey of our HOA properties. I escorted Mr. Bennett Miller to inspect my home and one other to evaluate the floorplans and condition/state of our interiors. Photos were taken of plumbing and electrical. He also made note of the condition of the building exteriors including roofs, HVACs, electric breaker boxes, and solar installations. He took many photos of our units and the common grounds. He seemed to agree that we have a very well-maintained HOA Community.

**VICE PRESIDENT REPORT: (Tina Blair):**

1. Nothing new to report.

**TREASURER’S REPORT: (Ken Davis)**

1. Need approval of the February Financials that were reviewed at our March meeting. Remove the Loma Verde Invoice for $1,017.13 below.
2. Review the Financials for March if available
	* Discuss Operating and Reserve balances
3. Disbursements for March include:
	* Loma Verde Landscape $1,017.13 for irrigation repairs (reported last month by mistake)
	* LaBarre/Oksnee Insurance Invoice 22501 for $4,801, a down payment on our new Master Insurance policy

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests submitted since the last Board Meeting:
* Sundari Ware AR for new Garage Door at 12530 Prospect
1. Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started. We had a recent violation of this COP Regulation as a new homeowner had a replacement garage door installed without getting approval (necessary to insure that style and color match that of the roofmate).
2. Deadline for Architectural Requests for planned summer projects is 8 June. The last BOD meeting of this season is scheduled for 18 June.

**GROUNDS (Jan Nelson):**

1. Water use report for February-March
2. Bees were removed at Sharon Monasterio’s
3. Status of Tree Trimming
4. Requests for Tree Removal
5. Status of the citrus tree gleaning/trimming

**PAINTING Committee (Tina Blair):**

1. Discuss plans for inspection each condo for damage needing repair prior to painting.

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

1. Since our last board meeting, a very well attended GoG Potluck was held on the 15th of March. Many of our Snowbirds have made plans to depart so we had a chance to say good-bye and wish them safe travels.
2. We are having our next Gathering on the Green (GoG) to be held on 17 May (3rd Tuesday) at 4:00 pm behind Sutherlands. Please bring a snack or dessert to share, your favorite drink, and a chair.

**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 next Regular Board Meeting is tentatively scheduled for Saturday 28 May at 9:30 am on the front patio at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*