**PENDING**

**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 03.19.22 @ 10:00 AM**

**Davis’ at 12711 W CASTLE ROCK DR**

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

**RECOGNITION OF VISITORS:** No visitors present.

**CALL TO ORDER: President (Ken Davis):** President Ken Davis called the meeting to order at 10:00 am.

**RESIDENTS PRESENT:** None

**BOARD MEMBERS PRESENT (Establish Quorum):** Ken Davis President & Treasurer, Pat Sannerud Secretary, Tina Blair Vice President & Painting Committee Chair, Jan Nelson Director & Grounds Committee Chair, and Jerry Phipps Director & Architecture Committee Chair.

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

1. Board approved the Regular Meeting minutes for 19 February 2022. Motion made to approve by Jan Nelson, seconded by Ken Davis; motion carried. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. The COP HOA Annual Meeting was held Saturday 12 March 2022 at 10:00 am in the Cul-de-Sac. In person attendance may have set a new record at 36. Forty (40) Ballots were returned and counted, easily exceeding at quorum of 25 out of 49 possible. Both nominees for the BOD, Jan Nelson and Tina Blair, as well as the 2022 Budget were unanimously approved.
2. Since our last meeting, a contract was signed with Community Association Underwriters (CAU) to provide our Master Insurance Policy beginning 1 March 2022.
3. Real Estate Updates:
   * New owner at 12606 W Prospect - Linda Myers
   * Unit for Sale – 12714 W Omega

**ELECTION OF OFFICERS FOR 2022-23: (Ken Davis)**

1. Elected a new Vice President to replace retiring Diane Shapiro. Motion made to elect Tina Blair as Vice President by Ken Davis, seconded by Jan Nelson. Tina Blair is elected the new Vice President.
2. Received a letter of resignation from Tom Smith. The board appointed Jerry Phipps as Tom’s replacement. Motion made to nominate Jerry Phipps to replace Tom Smith by Ken Davis and seconded by Tina Blair. Jerry Phipps is approved as the new board member.

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

1. Nothing to report.

**TREASURER’S REPORT: (Ken Davis)**

1. Motion made to approve the January Financials by Jerry Phipps, seconded by Jan Nelson; motion carried. The financials will be posted on our website “copcondo.org”.
2. February Operating Balances
   * Asset Total – $99,546.01
     + Operation Total - $13.914.67
     + Reserve Total – $85,631.34
   * February Reserve Equity –

* Painting - $50,098.54
* Sprinkler – $10,148.00
* Major Maintenance – $25,363.15

1. Disbursements for February include:
   * Loma Verde Landscape $1,017.13 for irrigation repairs
   * Ken Davis $16 for Annual Ballot copies and $25 for OHOA Leadership classes
   * Jan Nelson $42.50 for replacement black toner cartridge
2. Worked with Jeff Leane at LaBarre/Oksnee Agency in Scottsdale to setup the new Master Insurance Policy with Community Association Underwriters (CAU). The CAU Underwriters determined our current replacement cost for buildings and common space at $12.525 million. Our new annual premium is $14,400 with a 1/3 deposit of $4,801 due this month. The remainder will be paid over the next 8 months. We started the new coverage on 1 March 2022.
3. Two homeowners are in arrears on their assessments. Ken will contact the homeowners to update them on the increased 2022 assessment amount.
4. Reimbursed homeowners with irrigation boxes on their residence.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phips):**

1. Architectural Requests submitted since the last Board Meeting:

* Request Cancel - Curt Mentzer canceled request approved February 19, 2022.
* New request - Curt Mentzer to add cement to extend the current patio.
  + Request approved by the Architecture Committee. Motion for board approval by Jerry Phipps, seconded by Jan Nelson. Request approved.

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 January-February. We had a minor increase over last year but continue to maintain the ten-year average usage. Our landscapers are carefully watching for any leaks and managing sprinklers based on the weather.
2. Ray replaced irrigation lines and valves at 12607 and 12631 Castle Rock. He also repaired a main water line at 12738 Omega.
3. The Grounds Committee meeting results:
   1. Need to clean up the rocks on corners since the rocks are getting buried. Volunteers are needed. Please contact Jan if you would like to help.
   2. Need to review the shrubs for replacement. Plan to replace after painting.
   3. Get an estimate on removing dead tree branches and any needed tree trimming. Majoring tree trimming to be scheduled after extra expenses due to repairs required before painting are determined.
   4. Reviewed the bare spots in the lawn, will add bubblers to see if we can regrow the grass.
4. Citrus Gleaning on scheduled to start March 26. Please make sure that Jan Nelson has your gleaning request form and a check for the required fees made out to Loma Verde Land Design.
5. The April OHOA meeting on April 14th at 11am in Beardsley Park will discuss “The Pros and Cons of Transitioning from Grass to Rock Landscaping”. This meeting is open to all members of the COP HOA. If you are interested in attending, please RSVP by April 7th to [ACHOSCW@aol.com](mailto:ACHOSCW@aol.com) or call 623-214-6006. In addition, there will be a discussion of the new SCW CC&R Template.

**PAINTING Committee (Tina Blair):**

1. Tina Blair and her team have contacted all homeowners and completed individual meetings for color selection.
2. The current plan is to start painting on Omega October 3rd and will complete Omega and Prospect before Thanksgiving. After Thanksgiving week, painting will start on Castle Rock Drive with a two week break during Christmas. Motion to approve the calendar as presented by Ken Davis, seconded Jan Nelson; motion approved.
3. The painting company project manager will review all the properties to identify needed repairs in August.
4. Communication with the painting calendar will be sent to all homeowners by middle of April.
5. At the Annual Meeting, the painting of mailboxes on a single adjoining pole were discussed. Both homeowners must agree to paint the mailboxes or neither will be painted. Tina has analyzed the requests and will contact any homeowners where the mailbox painting request are different to resolve any issues.

**WELCOME Committee (Not present): Next Gathering on the Green**

1. We had a POTLUCK for the last Gathering on the Green (GoG) held on 15 March (3rd Tuesday) at 3:00 pm behind Sutherlands. The HOA provided a cake to celebrate February and March birthdays. A good time was had by all.
2. Our next Gathering on the Green (GoG) to be held on 17 May (3rd Tuesday) at 4:00 pm behind Sutherlands. The April Minutes will contain more details.

**UNFINISHED BUSINESS: (None)**

**NEW BUSINESS*:***

1. None

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is scheduled for Saturday 16 April at 9:30 am at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:**

Motion to adjourn the meeting by Ken Davis, seconded by Jerry Phipps. Meeting was adjourned 11:05 am.