**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 10.15.22 @ 9:30 AM**

**Davis’ Front Patio 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* with the exception of agenda items that require a BOD vote. Guests with have 3-5 minutes to discuss the issues before the vote.

**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 17 June 2022. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. This is the first Regular BOD Meeting since early summer. We have held several email votes to handle urgent architectural requests.
2. Tina Blair submitted her resignation, effective 28 September 2022. She and Kevin are selling their home and moving back to Omaha. Although on the BOD only a few months, Tina did an amazing job getting our HOA ready to start painting. We greatly appreciate her efforts. Also, Kevin will be missed on the Grounds Committee.
3. Daryl and Daria Miglia have moved into their new home at 12714 W Omega. They moved here from a larger property in Wittman. They are making some significant improvements to this property. Please welcome them to the neighborhood.

**VICE PRESIDENT REPORT: (Vacant):**

1. None

**TREASURER’S REPORT: (Ken Davis)**

1. Need approval of June Financials.
2. Review the Financials for July and August.
	* Discuss Operating and Reserve balances
3. Disbursements for July include:
	* Loma Verde Landscape: Fertilizer $592.94 and Irrigation Repairs $722.50
	* Colby for Income Tax Prep $60.00
	* Ken Davis for Copies $19.27
4. There were no additional disbursements for August.
5. Financials for September are not available for this meeting.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests submitted since the last Board Meeting:
* Myra Fribourg got approval for a new security door.
* Kevin Blair for the addition of a gravel barrier between the grass and his home. It was approved and the HOA paid for the gravel.
* Chet and Debi Penta for replacement of their HVAC unit. This was treated as an emergency AR and unanimously approved by email vote.
* ARs for new Garage Doors were approved for Davis’, Blair’s, Ware’s, L McDaniel, J Nelson, and L Roberts.
* Daryl Miglia submitted an AR for new windows and sliders. It was approved. Opendoor installed a new garage door before the sale.
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 was 8 June. The last BOD meeting of this season is scheduled for 18 June.

**GROUNDS (Jan Nelson):**

1. Water use report for June through August
2. Status of Tree Trimming
3. Status of Tree Removal
4. Plan to replace trees and shrubs after the painting is complete.

**PAINTING Committee (Jan Nelson):**

1. With Tina’s Resignation, the painting project was turned over to Tom Smith, Sandy Tischer, and myself (Jan). Tina did all she could to prepare us to start painting on 3 October.
2. A wood repair contract was bid by Dodge Construction and Albrecht and Son LLC. It was awarded to Albrecht for a total of $8700 to be paid ½ upfront and ½ upon completion.
3. Status of wood damage needing repair before painting.
4. Status of painting.

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

1. We had our last Gathering on the Green (GoG) on 17 May (3rd Tuesday) at 4:00 pm behind Sutherlands. Our next GoG will be a Potluck on 15 November at 4:00 pm. Please bring a chair, a drink and a dish to share. I (Sharon) will coordinate.

**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 scheduled for Saturday 19 November at 9:30 am on the front patio at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*