**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 11.19.22 @ 10:00 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 15 October 2022. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Our newest resident, Nancy Toland will soon be moving into the Blairs old resident at 12702 W Omega. She was living in Surprise prior to this move.
2. The painting has been moving along faster than expected. Those of us living on Castle Rock need to prepare for arrival of the painters soon.
3. Thanks go to Sharon Davis for a wonderful Turkey Dinner Feast at our GoG last Tuesday.
4. The HOA purchased a 50 lb. bag of grass seed for use by homeowners who want to reseed minor brown spots near their home. Give me a yell if you would like some seed.

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

1. We need a COP homeowner to step up and serve on the BOD to complete Tina Blair’s term.

**TREASURER’S REPORT: (Ken Davis)**

1. Need approval of the September Financials after a brief review.
2. Review the Financials for October
	* Discuss Operating and Reserve balances
3. Disbursements for October include:
	* Albrecht and Son LLC $11,400 first draw for Painting, and $4,350 for Wood Repair deposit
	* Homeowner tree removal stipend $300 each to Pat Sannerud and Sue Sutherland
4. The proposed budget for 2023 is ready for BOD review.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests submitted since the last Board Meeting:
* None
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 is one week before the next BOD meeting

**GROUNDS (Jan Nelson):**

1. Water use report for October
2. Status of Tree Removal. Jerry Phipps had his pine tree removed. Rodger and Lee Cousins have submitted a Landscaping Submission Form for approval to have their pine tree removed.
3. Plan to replace trees and shrubs after the painting is complete.

**PAINTING Committee (Jan Nelson):**

1. Painting is ahead of schedule. Homeowners on Castle Rock need to prepare their home exterior and patios for painting now.
2. Wood repairs prior to painting are now complete.
3. Jan is awaiting another surgery. If you have questions on complaints, please contact our President Ken Davis.
4. Sandy Tischer has resigned from the painting board.

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

1. Our first Gathering on the Green (GoG) was held on 15 November (3rd Tuesday) at 3:30 pm behind Sutherlands. The HOA sponsored a very special Turkey Dinner feast. Our next GoG will be a Potluck on 17 January at 3:00 pm. Please bring a chair, a drink and a dish to share.

**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 17 December at 10:00 am on the front patio at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*