**COP CONDO ASSOCIATION MEETING**

**MINUTES 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:** President Ken Davis welcomed all visitors.

**CALL TO ORDER: President (Ken Davis):** President Ken Davis called the meeting to order at 9:59 AM.

**RESIDENTS PRESENT (Pass Sign-in Sheet):** Roger and Lee Cousins, Ruth Arzt

**BOARD MEMBERS PRESENT (Establish Quorum):** President Ken Davis, Secretary Pat Sannerud, Treasurer Ken Davis, Director and Grounds Committee Chairperson Jan Nelson, and Director and Architectural Committee Chairperson Jerry Phipps.

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

1. Board approved the Regular Meeting minutes for 15 October 2022. Jerry Phipps made a motion to approve the minutes, seconded by Ken Davis. Motion carried. 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 residence 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. Talk to Ken Davis 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. Board approved the September Financials. Jan Nelson made a motion to approve, seconded by Jerry Phipps. Motion carried. The approved September Financials are posted on our website “copcondo.org.”
2. **October Financials** - Operating Balances.
   * Assets Totaling - $94,785.74
   * Bank Operating Total - $18,902.62
   * Bank Reserve Total $75,883.
     + Bank Reserve Total – $69,714.72
     + Bank Certificate - $6,168.40
3. Liabilities and Equity total $94,785.74
   * Operating Equity Total - $18,902.62
     + Homeowner Equity – $11,586.28
     + Operating Current Year Surplus - $7,316.34
4. Reserve Equity Total - $75,883.12
   * Painting - $44,378.54
   * Sprinkler - $10,974.00
   * Major Maintenance - $20,338.15
   * Reserve Interest - $191.93
5. Disbursements for October include:
   * Albrecht and Son LLC $11,400 first draw for Painting, and $4,350 for Wood Repair deposit
   * HO tree removal stipend $600 to Pat Sannerud and Susan Sutherland
6. The proposed budget for 2023 is ready for BOD review.
   * The new budget was circulated and discussed. Our costs are up almost across the board. The BOD and guests were unanimous in supporting the new budget as presented. Jerry Phipps made a motion to approve the 2023 budget, seconded by Pat Sannerud. Motion approved. The monthly assessment will be increased to $300 effective 1 January 2023.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests submitted since the last Board Meeting:

* Gerald Phipps and Patricia Phillips requested shutters for their home. After some discussion, the request approved by Jan Nelson, seconded by Ken Davis. Request approved,

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 in order to be approved at that meeting.

**GROUNDS (Jan Nelson):**

1. Water usage was reduced over the last month.
2. Status of Landscaping Submissions

* Jerry Phipps completed his approved pine tree removed and will apply for the removal stipend.
* Rodger and Lee Cousins have submitted a Landscaping Submission Form for approval to have their pine tree removed.
  + Request approved by the Grounds Committee
  + Motion made by Jan Nelson for BOD approval, seconded by Jerry Phipps. Request approved.

1. Plan to replace trees and shrubs after the painting is complete was reviewed by the BOD. The Grounds Committee has information on planned shrub removal and replacement. Please contact Tom Smith or Dale Stroh for any Grounds issues while when Jan is out for surgery.
2. Plan to plant shrubs around the electrical boxes to help enhance the appearance of the common area.

**PAINTING Committee (Jan Nelson):**

1. Painting is ahead of schedule. Painters will reach the Cul-de-Sac about 12 December. 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 or 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.
2. Our next GoG will be a Potluck on 17 January at 3:00 pm.

**UNFINISHED BUSINESS: (None)**

**NEW BUSINESS*:* (None)**

**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:** Meeting adjourned at 11:08AM.