**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 12.17.22 -> CANCELLED**

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

**PRESIDENT’S REPORT: (Ken Davis)**

1. A physical BOD meeting became impossible as only two board members could attend. We only have 4 Directors on the board. Pat had to return to MN to care for a sick brother. Jan is having back surgery on Thursday 12/15. We have a *serious need* for another homeowner to serve our HOA. If you have never served, please reconsider.
2. Our newest resident, Nancy Toland has moved into the Blairs old residence at 12702 W Omega; please welcome her.
3. Forwarded Loma Verde repair invoice for $467 to Wyyerd for payment. Fiber install damaged the water main at 12530 W Prospect.
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. Note: Now all 4 Directors live on Castle Rock.

**TREASURER’S REPORT: (Ken Davis)**

1. Need approval of the October Financials.
2. Review the Financials for November
   * Discuss Operating and Reserve balances
3. Disbursements for November include:
   * Albrecht and Son LLC $11,400 2nd draw for Painting, and $4,350 for Wood Repair deposit, and $350 Nelson-Roberts facia repair
   * Loma Verde Landscape $2028 major shrub trim Omega-Prospect
   * Sharon Davis $77.07 for GoG Turkey Dinner supplies
   * Pat Sannerud $350 for replacement boulevard tree; $300 stipend to Jerry Phipps for pine tree removal
4. The budget for 2023 was approved by the BOD and forwarded to Colby Management along with other end of the year documents. The Monthly Assessment has increased to $300 for 2023.

**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.
2. Deadline for Architectural Requests is one week before the next BOD meeting

**GROUNDS (Jan Nelson):**

1. Water use report for November.
2. Status of Tree Removal. Rodger and Lee Cousins have submitted a Landscaping Submission Form to have their pine tree removed. It was approved by the BOD.
3. New action item (AI) to perform limited reseeding of *front* lawns that desperately need improvement now.

**PAINTING Committee (Jan Nelson):**

1. Painting is ahead of schedule. Homeowners on Castle Rock that have not been painted thus far 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.

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

1. Our next Gathering on the Green (GoG) will be a Potluck on 17 January (3rd Tuesday) at 3:00 pm behind Sutherlands. 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 21st of January at 10:00 am on the front patio at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*