**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 01.21.23**

**Davis’ 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 December 2022. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. The painting by Albrecht and Son LLC is complete. We need to evaluate the quality of the work and the cooperation/friendliness of the Albrecht personnel. If you have comments, either positive or negative, please pass them along to me or another board member. The BOD will summarize and submit the overall evaluation.
2. New entries for 2023 are in the process of being added to our website “copcondo.org”. However, your “Webmaster” is not well educated in website layout. Please be patient and follow the “hints” to locate the information for which you are looking.
3. We need to plan a COPC Annual Meeting in early March. For now, save the date Saturday 11 March at 10 am. Suggest we look into renting a covered patio space at Beardsley Park.
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. We can have up to 7 board members. Note: currently all 4 Directors live on Castle Rock.

**TREASURER’S REPORT: (Ken Davis)**

1. Need approval of the November Financials.
2. Review the Financials for December
   * Discuss Operating and Reserve balances
3. Disbursements for December include:
   * Albrecht and Son LLC $11,200 4th draw for Painting
   * Loma Verde Landscape $1,168 for overseeding front yards and repairing a valve manifold at 12610 Prospect
   * Loma Verde Landscape $880 for palm tree trim and major shrub trim on Castle Rock prior to painting
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 been increased to $300 for 2023. Colby Management is very busy with year end accounting at this time. They are bad about returning phone calls but much better answering emails. Please visit our website for their email information.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

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

* Susan Sutherland and Pat Sannerud submitted an AR to build and installed a Pergola over their front patios
* Jerry Phipps submitted an AR to have his HVAC system replaced

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 December.
2. Status of Tree Removal and Shrub Replacement.
   * Rodger and Lee Cousins have submitted a Landscaping Submission Form to have their pine tree removed. It was approved by the BOD but the tree is not yet removed.
   * A plan has been circulated to replace shrubs as requested by individual homeowners. The Grounds Committee will meet this week to come up with a plan
3. Bees are still swarming at 12626 Prospect. A plan to remove them and take action to prevent future bee nests from forming in the olive trees is in the works.
4. A new action item (AI) was approved to perform reseeding of *front* lawns that desperately need improvement now. This project was completed on 20 December.

**PAINTING Committee (Jan Nelson):**

1. Painting was completed on 4 January, ahead of schedule. All but two Condos on Castle Rock were finished by the end of the year 2022.
2. Jan is recovering from a 2nd surgery, but is back on duty to answer any phone calls. Tom Smith and Dale Stroh are assisting Jan as needed.

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

1. Our next Gathering on the Green (GoG) will be a Potluck and is scheduled for 17 January (3rd Tuesday) at 3:00 pm behind Sutherlands. **A large number of January and February Birthdays will be celebrated**. Please come with a chair, a drink and a dish to share. Suggest wearing a warm coat and hat.

**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 18 February at 10:00 am at Davis’ located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*