**PENDING**

**COP CONDO ASSOCIATION MEETING**

**for Saturday 12.11.21 @ 10:00 AM**

**Inside Davis Condo at 12711 W CASTLE ROCK DR**

***Please use our website: “copcondo.org”***

**RECOGNITION OF VISITORS:** None attended.

**CALL TO ORDER: President (Ken Davis):** President Ken Davis called the meeting to order at 10:00 AM.

**RESIDENTS PRESENT:** None Present.

**BOARD MEMBERS PRESENT:** President Ken Davis, Vice President Diane Shapiro, Treasurer Ken Davis, Director and Grounds Committee Chairperson Jan Nelson, and Welcome Committee Chair Sharon Davis.

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

1. Board approved the Regular Meeting minutes for 20 November 2021. Motion made to approve by Jan Nelson, motion seconded by Diane Schapiro; motion carried. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Jaycox Air Conditioning and Heating will be in our neighborhood on Wednesday 12 January. They charge the HOA members only $35 to clean and service your unit. Make a reservation by calling Sue Mangerie at (623) 937-7532.
2. Working with State Farm and LeBarre/Oksnee Insurance Agency to acquire a new master policy for 2022 at a better premium rate. State Farm was here Tuesday 7 December to photograph our Condos.
3. Motion to approve changing the insurance provider to the one of the above agencies based on price and coverage by Jan Nelson, seconded by Diane Shapiro; motion carried.

**VICE PRESIDENT REPORT: (Diane Shapiro):**

1. Working with Sharon Davis to welcome our 3 new residents.
2. Diane endorses Jaycox AC and Heating for cleaning and servicing your units. She has used the company for the last 12 years and is very satisfied with the service. See President’s Report for Jaycox offer.

**TREASURER’S REPORT: (Ken Davis)**

1. Board approved October Financials from Colby Management. Motion to approve by Pat Sannerud, seconded by Jan Nelson; motion carried. The financials will be posted on our website “copcondo.org”.
2. Operating Balance – November
   * Assets Totaling - $111,554.30
     1. Operating Total - $9608.16
     2. Reserve Total - $101,946.14
3. Reserve Equity
   * Painting - $67,983.54
   * Sprinkler - $9587.00
   * Major Maintenance - $24,211.48
4. Disbursements for November include:
   * $1156.89 for Irrigation Supplies used during and after overseeding
   * $1076.00 for 30-5 gal shrubs and 2-15 gal trees
   * $430 to trim the Fan Palm Trees in the Common Area
   * $115 to renew the COP HOA Membership in SCW OHOA for 2022
5. Discussed the proposed budget for COP HOA in 2022. Changes from last year are mostly due to increased costs for next year most notable an increase in the master insurance policy premium by our current insurance provider. Based on proposals from the new insurance providers (see President’s Report item b above), the new proposed insurance premium will not exceed the 2021 amount. The Monthly Assessment Fee will increase by 2% to $285 per month to cover additional cost increases. Motion made to approve the 2022 budget by Diane Shapiro, seconded by Jan Nelson; the COP HOA 2022 budget is approved.
6. Proposed the HOA give a Christmas bonus to Loma Linda our Landscape Vendor. Jan made the motion to approve the bonus, seconded by Diane Shapiro: Christmas bonus for Loma Linda approved.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Tom Smith):**

1. No new Architectural Requests were submitted since the last Board Meeting.
2. Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started.

**GROUNDS (Jan Nelson):**

1. Overseeding is complete.
2. Tree trimming is needed for 4 hardwood and 3 pine. Trees. Trimming will be scheduled after the 1st of the year.
3. Main condo water line repaired at Sorenson’s.
4. Working on valve cover replacements as needed.
5. Weed Spraying scheduled for 6 January.
6. Jan is out of town December 14 thru the 28th Dale Stroh has  
   agreed to take calls for irrigation or grounds problems when Jan is out of town. His number is 269-569-0130.
7. Reviewed the October Water Report showing water usage is down from October 2020. Review of individual meters found one meter with a large overage. Efforts to identify the cause are underway. Water expense is under budget thru the month of October for 2021.
8. Grounds Committee meeting is scheduled for 5 January 2022 at 1:00 PM. The meeting will take place on Jan’s back patio.

**PAINTING Committee (Tina Blair):**

1. Worked with Dunn Edwards to write up a contract and sent the contract to local painting contractors for bids. Contractors were here to inspect our condos on Thursday 9 December. Bids expected by end of year. The contractors will return for further inspections as needed.
2. Paint colors have been approved by the BOD at November Board Meeting. The colors will be revisited to replace one with a brown tone. The color selection information will be available to homeowners in January. Included will be more information on how to use the color pallet to choose colors for your home. In addition, information will be provided to understand what is included in the HOA painting scope and what is the responsibility of the homeowner.
3. The committee can use new members. Please contact Tina if you can help.
4. Reminder: COP HOA repaints outside of the condos every 10 years. We plan to paint again in the Fall of 2022 (1/2) and the Spring of 2023 (1/2).

**WELCOME Committee (Sharon Davis):**

1. Sharon and Diane Shapiro have contacted 3 out of 4 new residents to welcome them and provide important information about our HOA.

**UNFINISHED BUSINESS:**

1. None reported.

**NEW BUSINESS*:***

1. The SCW OHOA meeting on 9 December featured two speakers from EPCOR. The presentation did not provide any information on how much the new Sewer and Water Rates would increase based on approval by the Arizona Corporations Commission of EPCOR request to consolidate waste-water treatment districts. Jan Nelson and Sharon Davis attended the meeting. EPCOR did provide several things you can do to help conserve water:
   * Using low flow standards for the shower.
   * Using an Audit Kit to determine how much water is being used to assist in determining how to conserve water in your home.
   * Methods provided to determine if you have water leaks.

Please contact Jan or Sharon if you are interested in more information.

1. The next Gathering on the Green (GOG) will be held on the 3rd Tuesday January 18th at 3:00 pm behind Sutherlands. We hope to see all of you there.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is scheduled for Saturday 15 January at 9:30 AM inside Diane Shapiro’s condo at 12715 Castle Rock Dr.   
   Masks are encouraged.

**MOTION TO ADJOURN:**

1. Motion to adjourn the meeting made by Pat Sannerud, seconded by Ken Davis; meeting was adjourned at 11:10 AM.