**COP CONDO ASSOCIATION MEETING**

**MINUTES for Saturday 12.17.22**

***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. The Board approved the Regular Meeting minutes for 19 November 2022 via email. 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 have a *serious need* for at least one additional homeowner to serve our board. If you have never served, please consider joining us.
2. JAYCOX AC and Heating will be here on Thursday 12 January to conduct Winter (heater) inspections for $35. If you want to be included, please call Sue Mangerie at (623) 937-7532.
3. Our newest resident, Nancy Toland moved into the former Blair residence at 12702 W Omega. She comes from Dewey AZ where she has another residence. Please welcome her.
4. I forwarded Loma Verde repair invoice for $467 to Wyyerd for payment. The fiber install damaged the water main at 12530 W Prospect.
5. 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. At present, all 4 Directors live on Castle Rock.

**TREASURER’S REPORT: (Ken Davis)**

1. The October Financials were approved via email and are posted on our website.
2. November Financials – Operating balances
	* Assets Total $80,250
	* Bank Operating total $19,232
	* Bank Reserve Total $61,018
		+ Bank Reserve $54,850
		+ Bank Certificate $6,168
3. Liabilities and Equity Total $80,250
	* Operating Equity Total $19,232
		+ Homeowner Equity $11,586
		+ Operating Current Year Surplus $7,646
4. Reserve Equity Total $61,018
	* Painting $33,689
	* Sprinkler $11,162
	* Major Maintenance $15,958
	* Reserve Interest $209
5. 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
6. The budget for 2023 was approved by the BOD in November 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 (AR) submitted since the last Board Meeting:
* Ruth Artz submitted an AR to replace her security screen door. The board approved it via email
1. Homeowners are reminded that an Architectural Request must always 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. November water use was down significantly, not only from October, but also from last year. We can attribute the decrease to some “much needed” rain, and by *not* re-seeding this year due to the ongoing repairs and painting. Reseeding uses lots of water because the sprinklers must be run multiple times daily for up to 4 weeks.
2. Rodger and Lee Cousins submitted a Landscaping Submission Form to have their pine tree removed. It was approved by the BOD.
3. A new action item (AI) was submitted to perform limited reseeding of *front* lawns that need improvement now that the painting is nearly complete. The board approved this AI via email. Ray will start this reseeding immediately.

**PAINTING Committee (Jan Nelson):**

1. Painting is ahead of schedule. Painting on Castle Rock will likely be completed during the first 2 weeks of January. We expect the cul-de-sac to be done before Christmas. No painting is scheduled from 26 December thru 2 January over the holidays.
2. I encourage every homeowner to do a walk-around your unit to confirm that the paint job meets your expectations and that something was not missed. Small fixes will be much easier while the paint crews are still working at our HOA.
3. Jan had another surgery and is on the mend. So for the next 2-3 weeks, please contact our President Ken Davis if you have questions or complaints.

**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 at the Davis’ in the cul-de-sac at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*