**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 04.22.23 @ 10:00 AM**

**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 will 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 18 February 2023. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. The COP HOA Annual Meeting was held Saturday 11 March 2022 at 11:00 am in the common area behind Davis’. Twenty-six (26) homeowners were in attendance. Forty-five (45) ballots were returned and counted, easily exceeding at quorum of 26 out of 50 possible. All nominees for the BOD (Ken Davis, Pat Sannerud, Jerry Phipps, and Myra Fribourg) as well as, the 2023 Budget were approved.
2. Since our last meeting, a contract was signed with Community Association Underwriters (CAU) to provide our 2023-24 Master Insurance Policy beginning 1 March 2023. **Our agent, Jeff Leane with LaBarre/Oksnee Insurance will join us at the next Gathering on the Green (GoG) on Tuesday 18 April at 3:30 pm at Sutherland Crossing.** Please bring any insurance questions you might have for Jeff to address.

**ELECTION OF OFFICERS FOR 2023-24: (Ken Davis)**

1. At a minimum, we need to elect a new Vice President to replace Tina Blair who moved away several months ago.
2. All Officer positions on the BOD are open for discussion and possible changes.

**VICE PRESIDENT REPORT: (Vacant):**

1. None.

**TREASURER’S REPORT: (Ken Davis)**

1. Need approval of the February Financials.
2. Review the Financials for March
   * Discuss Operating and Reserve balances
3. Disbursements for March include:
   * CAU Insurance Down Payment $5,008
   * Colby IRS Tax Prep $245, AZ Tax Prep $50
   * Nelson Weed and Pest Control $1300
   * Pine Tree Removal Stipend to Cousin’s $300
   * Renew Annual Membership to SCW OHOA $135
   * Sharon Davis for Annual Meeting refreshments $82
4. The new annual CAU Master Policy Premium beginning 1 March 2023 is $15,016.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

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

* Charlotte Bailey and Nora Guest for a new shingled roof
* Jan Nelson to replace her garage door
* Jan Nelson to replace black screen door with black security door
* Jan Nelson and Linda Roberts to replace rain gutters on front
* Ken & Sharon Davis to replace their roof mount heat pump
* Myra Fribourg to replace her roof mount heat pump

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 March.
2. Status of Tree Trimming and Shrub Replacement.
   * Status for removal/trimming of trees and shrubs
   * Status for replanting trees and shrubs
3. Citrus tree gleaning and trimming completed.
4. Status of bee removal at 12626, 12618, and 12610 Prospect by Beesville Bee Farm (Scott Clark).

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

1. Our last Gathering on the Green (GoG) for this season was a Potluck held on 18 April at 3:30 pm at Sutherland Crossing. Jeff Leane gave a very informative briefing on our Master and individual HO-6 insurance policies. I have additional handouts for anyone who wants one. We will start up again in the fall.

**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 27 May at **09:30** **am** at Davis’ front patio located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*