**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 10.28.23 @ 9:30 AM**

**at 12711 / 12715 W Castle Rock Dr Front Patios**

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

**RECOGNITION OF VISITORS:** All guests are welcome. Limited seating is available. Please bring a folding chair if possible. *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: Myra Fribourg)**

1. Need Board approval of the Regular Meeting minutes for 24 June 2023. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. We have new residents in the community. Ann Parent moved into 12510 Prospect (former Dyksterhouse residence). Terrie Luna and Sharon Hicks moved into 12715 Castle Rock (former Shapiro residence). Our Welcome Chairperson Sharon Davis has paid each a visit. Please welcome our new neighbors as opportunity permits.
2. The BOD held election of new officers at our April meeting. Officers for the 2023-25 term are as follows:
	* President – Ken Davis
	* Vice President- Jan Nelson
	* Secretary – Myra Fribourg
	* Treasurer – Pat Sannerud
	* Grounds Chairperson – Jan Nelson
	* Architectural Chairperson – Jerry Phipps
3. Welcome and Social Chairperson – Sharon Davis

**VICE PRESIDENT REPORT: (Jan Nelson):**

1. None.

**TREASURER’S REPORT: (Pat Sannerud):**

1. Need approval of the June Financials.
2. Review the Financials for July-September.
	* Discuss Operating and Reserve balances
3. Disbursements for July-September include:
	* Loma Verde invoice for $2014.99 for irrigation repairs
	* Loma Verde invoice for $2720 for irrigation repairs
	* Roger and Lee Cousin for $325 for lawn repair
4. Pat will present the proposed HOA budget for 2024 for approval at our November BOD meeting. Request that all new budget needs and recommendations be submitted to me NLT 8 November

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests submitted since the last board meeting:
	* Lee and Rodger Cousin submitted an AR to extend their rear patio and add sod (cost split with HOA) in bare spots under citrus trees. AR approved via email
	* Jan Nelson submitted an AR to replace all original windows and sliders with double pane glass with white vinyl frames. AR approved via email
	* Jerry and Angela Phipps submitted an AR to replace all original windows and sliders with double pane glass with white vinyl frames. AR approved via email
	* Terrie Luna submitted an AR to build a brick knee wall around her rear patio
	* Daryl Maglia submitted an AR to have solar panels installed
2. Approved Architectural Requests completed since the last Board Meeting:
* Lee and Rodger Cousin completed their rear patio and sod grass installation (cost for sod split with HOA)
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 which will be held on 18 November.

**GROUNDS (Jan Nelson):**

1. Water use report for July-September.
2. Status of Tree Trimming and Shrub Replacement.
	* Status for removal/trimming of trees and shrubs
	* Status for replanting trees and shrubs
3. Improvements to grass and filling holes in the common grounds.
4. Information about outdoor water faucets.
5. Plan to add gravel around buildings as needed.
6. Landscaping requests from Cousin’s, Phipps, and Nelson.
7. Discussion of future landscape plans.

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

a. Our next Gathering on the Green (GoG) will be a Thanksgiving Theme Potluck held on Tuesday 21 November at 4 pm at (location to be announced). Sharon has offered to cook turkey and dressing if the HOA is willing to cover the cost of the food. A detailed announcement will be sent out in early November. Your RSVP to Sharon will be needed with regard to potluck menu.

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

**MOTION TO ADJOURN:** *Gavel*