**PENDING COP CONDO ASSOCIATION MEETING MINUTES Saturday 10/28/2023**

**BOARD MEMBERS PRESENT:**

President Ken Davis, Vice President & Chair of the Grounds Committee Jan Nelson, Treasurer Patricia Sannerud, Secretary Myra Fribourg, Chair of the Architectural Committee Jerry Phipps. Quorum established.

**VISITORS:**

Terrie Luna, Sharen Hicks, Daria & Daryl Miglia, Tammy Arms, Sandi Tischer, and Debi Penta

**CALL TO ORDER: by President (Ken Davis) at 9:00 AM**

**APPROVAL OF MINUTES: (SECRETARY: Myra Fribourg)**

Secretary Myra Fribourg requested approval of the minutes for the Regular Meeting of June 24, 2023. Motion by Patricia Sannerud, seconded by Gerry Phipps. Approved.

**PRESIDENT’S REPORT: (Ken Davis)**

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). Please welcome our new neighbors as opportunity permits.

**VICE PRESIDENT REPORT: (Jan Nelson): None.**

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

Approval of the June Financials, moved and seconded. Financials for July-September were reviewed. September’s Balance Sheet is appended to these minutes.

There was discussion of budgeting for sprinkler repair and funding of Reserves. Treasurer will prepare new budget for 2024 based on discussion. The BOD agreed that due to increases in mandated expenses and needed supplies to operate the HOA, monthly assessments will need to be raised slightly for 2024. Disbursements for July -September include:

* Loma Verde invoice for $2,015 for irrigation repairs
* Loma Verde invoice for irrigation repair $2,720
* Roger and Lee Cousin reimbursement for half of sod replacement $325

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

**New Architectural Requests (AR) submitted since the last board meeting:**

* Jerry and Angela Phipps submitted an AR to replace all original windows and sliders with double pane glass with white vinyl frames. Approved via email. Project is now complete.
* Jan Nelson submitted an AR to replace all original windows and sliders with double pane glass with white vinyl frames. Approved via email.
* Terrie Luna submitted an AR to build a brick knee wall around her rear patio. Her modified AR was approved by the BOD at this meeting.
* Daria & Daryl Miglia submitted and AR for solar panel installation. It was approved by the BOD at this meeting.
* Lee and Rodger Cousin completed their rear patio and sod grass installation (cost for sod split with HOA).

Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started. Deadline for Architectural Requests is one week before the next BOD meeting which will be held on 18 November.

**GROUNDS (Jan Nelson):**

* Water use for July-September was higher than last year due to very hot summer, but not excessively high.
* A general tree trimming will take place in the Greenbelt shortly.

Six (6) Trees (one a replacement for a dead tree) will be added to the Greenbelt. The BOD previously approved $1500 for these trees.

Three (3) shrubs will be placed around one additional electrical box in the Greenbelt.

* A plan to add new gravel was postponed to the 2024 budget
* There was an extended discussion of future landscape plans. Jan provided a detailed price list for each of the planned items to be used in budget planning.

**WELCOME and SOCIAL Committee (Sharon Davis):**

The next Gathering on the Green (GoG) will be the *Second Annual Thanksgiving on the Green,* to be held on Tuesday, 21 November at 4 pm behind the Davis residence. Sharon Davis has offered to cook the turkey and dressing. A motion was made and seconded for the HOA to pay for the turkey and dressing. The motion was approved. To attend, RSVP to Sharon at [silkdecor1@sbcglobal.net](mailto:silkdecor1@sbcglobal.net). Sharon will advise on what side dishes to bring. Please also bring your own drink and folding chairs (if possible).

**UNFINISHED BUSINESS: (None)**

**NEW BUSINESS:**

* Several guests brought up landscape and grounds issues observed near their residences.
* Patricia Sannerud mentioned the potential for a new hybrid Bermuda grass.

**NEXT MEETING DATE:**

The next Regular Board Meeting is scheduled for Saturday 18 November at 9:30 am at Davis’ front patio located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN made and seconded. Meeting adjourned at 10:21 AM**

**C.O.P. Condominium Association Balance Sheet - Period Through:*****9/30/2023***

*Assets*

*Operating*

*102 - CIT Bank-Operating $29,437.74*

*Operating Total $29,437.74*

*Reserve*

*106 - CIT Bank-Reserve $33,240.87*

*112 - FCB-4348 5.00% 06/26/24 $6,268.27*

*Reserve Total Assets Total $39,509.14*

*Liabilities and Equity*

*Operating Equity*

*301- Homeowners Equity $22,045.57*

*Operating Current Year Surplus/Deficit $7,392.17*

*Operating Equity Total $29,437.74*

*Reserve Equity*

*320 - Reserve-Painting $6,678.54*

*322 - Reserve-Sprinkler $13,150.50*

*325 - Reserve-Major Maintenance $19,293.15*

*360 – Reserve-Interest $386.95*

*Reserve Equity Total $39,509.14*

*Liabilities & Equity Total $68,946.88*