**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 11.18.23 @ 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 28 October 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. Several weeks ago, Doug and Tamara McVey moved into 12514 Prospect (former Kregle residence) and are remodeling. Our Welcome Chairperson Sharon Davis will visit them soon. Please welcome our new neighbors as opportunity permits.

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

1. None.

**TREASURER’S REPORT: (Ken Davis-Acting):**

* Pat Sannerud officially resigned this position on November 13. She has been assisting Ken Davis with the turnover of Treasurer responsibilities and preparation of the 2024 budget. We need a volunteer to replace her on the board.
* Need approval of the September Financials.
* Review the Financials for October (if available).
  + Discuss Operating and Reserve balances
* Disbursements for October include:
  + Loma Verde invoice for $3920 for ryegrass seed
  + Loma Verde invoice for $685 for fill dirt
* Review the proposed HOA budget for 2024 for approval. Notable increases are as follows:
  + LaBarre/Osknee Insurance > 8% increase due to multiple disasters in the U.S. this past year. In order to keep future premiums under control, it is recommended we increase deductible
  + Trash and other monthly expenses up 5%

**COMMITTEE REPORTS:M**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests submitted since the last board meeting:
   * None
2. Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started.
3. Deadline for Architectural Requests is one week before the next BOD meeting which will be held on Saturday 23 December.

**GROUNDS (Jan Nelson):**

1. Water use report for October.
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.

**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 the Davis rear patio area. Sharon will cook turkey and dressing. Your RSVP to Sharon is needed with regard to potluck menu; call or text her at (858) 231-0997.

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

**MOTION TO ADJOURN:** *Gavel*