**COP CONDO ASSOCIATION MEETING**

**AGENDA for Saturday 1.20.24 @ 9:30 AM**

**at Davis’ 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: Myra Fribourg)**

1. Need Board approval of the Regular Meeting minutes for 18 November 2023. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. This is our first Board of Directors (BOD) Meeting in 2024. We did not meet in December due to holiday conflicts. I am sorry to report that the number of COP board members has decreased over time to *four* out of a total possible of seven. A Home Owners Association (HOA) is designed to provide a simplified lifestyle by helping each other to accomplish common tasks and share expenses. Board members and committee members share a special bond and can take pride in making their community a better place to live. Snowbirds (with email) are welcome to participate as the board does not physically meet during the summer months.
2. Discuss Client Survey requested by Mallorie Hall, the new Manager of Colby Management.
3. Discuss our option to sign up for “TownSq” soon to be offered by Colby Management. It is a single platform (App) offering the most comprehensive suite of solutions for neighbors, boards, vendors, and management teams.

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

1. None.

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

* Need approval of the October Financials.
* Review the Financials for November.
  + Discuss Operating and Reserve balances
* Disbursements for November include:
  + Loma Verde invoice for $3559 for major irrigation repairs before reseeding with winter rye grass
  + Loma Verde invoice for $585 for grass seed
  + Loma Verde invoice for $450 for tree maintenance
  + Beesville Bee Farm for $160 for removal of bees at 12502 Prospect
* Review the Financials for December (if available).

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests submitted since the last board meeting:
   * Terrie Luna summitted an AR to add 10 solar panels to her existing installation at 12715 Castle Rock
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 24 February.

**GROUNDS (Jan Nelson):**

1. Water use report for November-December.
2. Update status of Tree Trimming and Shrub Replacement.
   * Removal/trimming of trees and shrubs
   * Replanting of new trees and shrubs
3. Status of 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 Potluck held on Wednesday 21 February at 3:30 pm. Please bring a dish to share, your preferred drink, and a folding chair if possible. Contact Sharon with any questions regarding the 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 24 February at **09:30** **am** at Davis’ located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*