**COP CONDO ASSOCIATION MEETING**

**MINUTES for Saturday 11.18.23 @ 9:30 AM**

**at 12711 Castle Rock Drive**

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

**CALL TO ORDER: by (President) Ken Davis at 9:34AM**

**BOARD MEMBERS PRESENT: Ken Davis, Jan Nelson, Gerry Phipps, Myra Fribourg. Quorum established. Also present: Welcome/Social Committee Chair Sharon Davis.**

**RESIDENTS PRESENT: Bob Frank**

**APPROVAL OF MINUTES: (SECRETARY: Myra Fribourg)** Board approved the Regular Meeting minutes for 28 October 2023 by motion of Gerry Phipps, seconded by Jan Nelson. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis):** We have new residents in the community. Several weeks ago, Doug and Tamara McVey moved into 12514 Prospect (former Kregle residence) and are remodeling. Please welcome our new neighbors as opportunity permits.

**VICE PRESIDENT REPORT: (Jan Nelson):** 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. Please consider joining us.
* September Financials approved by motion of Gerry Phipps, seconded by Myra Fribourg.
* Financials for October were not yet available.
* Operating and Reserve balances not reviewed. Please see the October Financial file attached to the email delivering these Minutes.
* Disbursements for October include:
  + Loma Verde invoice for $3920 for ryegrass seed
  + Loma Verde invoice for $685 for fill dirt
* Reviewing the proposed HOA budget for 2024, Ken Davis noted that everything the HOA needs has gone up in cost. 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. After discussion, it was decided to defer this decision to obtain more information.
  + Trash and other monthly expenses are up 5%.
  + Painting has been put on a 12-year schedule.
  + After discussion, motion by Gerry Phipps seconded by Myra Fribourg to therefore raise monthly dues by $10 to $310/mo.
  + Some discussion of new state statute which may have effect of further raising insurance cost.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

* No new Architectural Requests submitted since the last board meeting.

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 Saturday 23 December.

**GROUNDS (Jan Nelson):**

* Water use report for October: Not yet available. Subsequent review showed water usage was down from the previous month, and Sep-Oct 2022.
* Jan announced that Ray will completely replace the water valves in two additional areas.
* Status of Tree Trimming and Tree/Shrub Replacement: Removal/trimming of trees and shrubs discussed. Gerry Phipps moved and Jan Nelson seconded a motion to remove a dead pine near Sutherlands, and a dying ash near Landis’ at a cost of $2400. The motion was approved. An estimate to remove and/or replace shrubs affected by the summer heat was also approved. Tree work approved earlier, including a replacement tree on Prospect will be completed. Damaged common areas near 12702 and 12706 Omega will be repaired in early spring at a cost of $1100 on motion made by Jan Nelson and seconded by Gerry Phipps. Motion was approved.

Homeowners are reminded that:

* Maintenance of all house-mounted hose bibs are their responsibility and that leaking ones are wasting water which raises the HOA costs, and
* Homeowners are expected, if possible, to supply some supplemental water as needed for new trees and shrubs, and protection from frost if necessary.
* Regular lawn watering will take place on Mon, Thurs, and Sat. at 12AM, 3AM, and 6AM. Bubblers will run on small trees/shrubs on Mon, Wed, and Sat at 7AM. Ray turns off watering after a rain.

**SOCIAL CHAIR (Sharon Davis):**

A special “thank you” to all GoG attendees at our 2nd Annual Thanksgiving Potluck Dinner on 21 November. This gala event was hosted by our HOA, and facilitated by President Ken and Social Chair Sharon Davis. The gracious member-donated side dishes were delicious. We were further delighted by our special guests Ray and Luwanda Pena, our landscapers. Special thanks go out to Curt Mentzer who gave an inspirational dinner blessing, and Sandi Tischer who served both the turkey with dressing, and later the delicious pies. A big “thank you” to all who participated. Hope to see you again next year. Happy Holidays!

**NEXT MEETING DATE:**

* The next Regular Board Meeting is scheduled for Saturday 23 December at 9:30 AM at the Davis residence, 12711 Castle Rock Dr.

**MOTION TO ADJOURN:**

* There being no further business, meeting was adjourned at 10:45 AM -*Gavel*.