**COP CONDO ASSOCIATION MEETING AGENDA for Saturday 2.24.24 @ 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 20 January 2023. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. The COP BOD is off to a good start this year with the addition of a new interim Board Member, Bob Frank, and Myra Fribourg is willing to continue with us for a new 2-year term. We also completed a major tree trim/removal project; and we planted several new trees and shrubs.
2. Our Annual Meeting is scheduled for Saturday 9 March at 10:00 am on the green behind Davis’ Condo. We will deliver the 2024-25 Ballots for new Directors and approval of the 2024 Budget by 1 March. We have 3 volunteers so far to help with the preparation, delivery, and counting of the ballots. More assistance would be appreciated.
3. Susan and Jim Sutherland have graciously offered to provide each of our homeowners an address placard designed to be installed on a post at the back of each condo. Work will be accomplished over the next several months.
4. A new 2024 Homeowner’s List will be sent out this month. Please remember this useful document is classified “Confidential – COP HOA Use Only”, so please handle it as such. Old copies must be shredded.
5. Our next Gathering on the Green (GoG) is coming right up on Wednesday 21 February at 3:30 pm behind the Sutherland’s Condo. Our Social Chair Sharon Davis will provide more details.

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

1. None.

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

1. Need approval of the November Financials.
2. Review the Financials for December.
   * Discuss Operating and Reserve balances
3. Disbursements for December include:
   * Loma Verde invoice for Tree and Shrub Replacements $2,680
   * Loma Verde Bonus Check for 2023 $180
   * Rodriguez Ruelas invoice for major tree trimming and removals $3,955
   * Myra Fribourg for Microsoft 365 Word SW reimbursement $29.72
   * Sharon Davis for Social Gathering reimbursement $107.24
4. Review the Financials for January (if available).
5. Those of you that have irrigation controllers mounted on your condo should have received an annual $25 check from Colby Mgt this month.
6. Monthly Statement EMAIL OPT IN FORMS have been sent to those of you that have email but are still receiving your monthly assessment statements by U.S. Mail. Please fill them out and send to Colby Management.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests submitted since the last board meeting: None
2. Architectural Projects completed:

* Terrie Luna completed her project to add 10 solar panels to her existing installation at 12715 Castle Rock

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 Saturday 9 March. This is the **Annual** Meeting.

**GROUNDS (Jan Nelson):**

1. Water use report for November-December.
2. Update status of Tree Trimming and Shrub Replacement.
3. Status of plan to add gravel around buildings as needed.
4. Quick overview of HOA Rules and Regulations for tree planting. Specifically discuss planting of unauthorized trees.
5. Plan for gleaning/trimming of citrus trees in the HOA

**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 at Sutherland Crossing. 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 20 April at **9:30** **am** at Davis’ located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*