**COP CONDO ASSOCIATION MINUTES for Saturday 2.24.24 @ 9:30 AM at Davis’ 12711 W Castle Rock Dr**

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

**CALL TO ORDER: President Ken Davis: *9:33 am***

**RESIDENTS PRESENT:** Linda Roberts, Susan Sutherland, JimSutherland, Joan Frank, Sharon Davis

**BOARD MEMBERS PRESENT:** President Ken Davis, Vice-PresidentJan Nelson, Secretary Myra Fribourg, Architectural CommitteeChair Jerry Phipps, Bob Frank.

**APPROVAL OF MINUTES: SECRETARY:** Myra Fribourg requestedapproval of the Regular Meeting minutes for 20 January 2024. Jan Nelson so-moved; Jerry Phipps seconded. Motion carried. 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 March 9 at** **10:00 am on** the green behind Davis’ Condo, 12711 Castle Rock. 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 with 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 was sent out this month. Please remember this useful document is classified “Confidential – COP HOA Use Only”, so please handle it as such. Jan Nelson has offered to provide a printed copy for those without a printer. Obsolete copies should be shredded.
5. A reminder to vote “Yes” on the SCW RV parking issue on March 25, or earlier with online voting. See SCW E-news of 2/28/24 or “suncitywest.com/2024election”. Homeowners who are not currently registered must do so by 16 March. Most of us are on file with SCW.

* **Online voting** – March 21-March 24: Owner Members in good standing with an email address on file by March 16 will be sent an emailed invitation to vote starting 8 a.m. Monday, March 21. Online votes must be cast by 3 p.m. Thursday, March 24. To ensure your ballot does not get caught in spam, be sure to add elections@vote-now.com to your email address book or “safe senders”

**VICE PRESIDENT REPORT: Jan Nelson:**

1. None.

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

1. November Financials were approved on a motion by Jerry Phipps, Bob Frank seconded.
2. The Treasurer reviewed the Financials for December and discussed the 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
* See December financials at end of these Minutes

1. Financials for January were also reviewed. There were no special disbursements for January.
2. Those of you that have irrigation controllers mounted on your condo should have received an annual $25 check from Colby Mgt this month.
3. 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. The cost of these mailings is borne by the HOA and they add up to a substantial yearly amount. Please fill out the form and send to Colby Management.

**COMMITTEE REPORTS:**

**ARCHITECTURAL Jerry Phipps:**

1. No new Architectural Requests have been submitted since the last board meeting.
2. 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 9 March. This is the **Annual** Meeting.

**GROUNDS Jan Nelson:**

1. Water use was up for November-December and for 2023 due to hot summer, but was within budget.
2. Status of Tree Trimming and Shrub Replacement was updated.
3. Gravel around buildings being added as needed.
4. An unauthorized tree has been removed by homeowner. Homeowners are reminded that planting of trees and shrubs in the Common Area require a Landscape Request Form (available on the website) and approval of the Grounds Committee.
5. Plan for gleaning/trimming of citrus trees has been finalized. Gleaning Only will be $50, Gleaning/Trim $75, and $100-$150 for a Whole Tree Trim and Gleaning. Contact Jan Nelson if you haven’t received her Feb. 24th email or need more details. Gleaning orders will be distributed by the Grounds Committee.

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

* + 1. Our recent Gathering on the Green (GoG) was well attended and enjoyed by all.
    2. The next Gathering on the Green will be held at **3 P.M.** on **Monday April 1** behind the Sutherland residence, 12631 Castle Rock. It will also be a farewell for the Sutherlands and other snowbirds that are leaving in the April-May timeframe.
    3. There was a discussion of holding a future Gathering at the 125th Ave. end of the Green. If you like this idea, please let a board member know.
    4. Plans were made for a “Ladies Tea” event on **March 20** at **2.30**. Contact Susan Sutherland at [suesudds.az@gmail.com](mailto:suesudds.az@gmail.com) to RSVP or for further information.

**UNFINISHED BUSINESS: (None)**

**NEW BUSINESS*: (None)***

**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.
2. The **Annual Meeting will** be held on Saturday **March 9** at **10 a.m**. behind the Davis residence at 12711 Castle Rock. Refreshments will be provided. Please bring a folding chair if possible.
3. **MEETING ADJOURNED:** *10:49 am.*

