**COP CONDO ASSOCIATION MEETING AGENDA for Saturday 6.01.24 @ 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 April 2024. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Our BOD now consists of Ken Davis, Jan Nelson, Myra Fribourg, Jerry Phipps, and Bob Frank.
2. Our newest residence Kathy Smith is now settled in at 12730 Omega. Sally Illingworth’s home at 12522 Prospect is now in escrow.
3. We had Scott Clark of Beesville Bee Farm here on 16 May. He filled 4 beehive holes on Prospect (olive trees at 12610 and 12618). He also treated the irrigation box between 12724 and 12730 Omega.

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

1. None.

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

1. Need approval of the March Financials.
2. Review the Financials for April
   * Discuss Operating and Reserve balances for April
   * Disbursements for April include:

* Loma Verde Sprinkler Repairs $968
* Loma Verde Grass Seed/Fertilizer $1155
* Jan Nelson Ink and Paper $30

1. Review the Financials for May (Not Available at this time)
   * Disbursements for May include:
     + Loma Verde Irrigation Repairs including 11 valves and 3 valve boxes plus 2 tons of replacement soil. Install a new 6 station timer and wires to control valves a 12631 Castle Rock $3,885
     + Beesville Bee Farm LLC $455
     + Brian Weir Website Hosting $100
2. Thanks to those of you with access to email for submitting EMAIL OPT IN FORMS to save the HOA on Monthly Assessment mailing costs. Monthly Assessment Statements are now 45 emailed and only 5 sent via US Mail.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests (ARs) submitted since the last board meeting.
   * None
2. Architectural Requests Approved.
   * None
3. Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started.
4. Over the summer, ARs should be submitted to a board member, preferably Jerry Phipps, two weeks before a project is expected to begin.

**GROUNDS (Jan Nelson):**

1. Water use report for April-May.
2. Irrigation system repairs completed.
3. Update status of Tree Trimming and Shrub Replacement.
4. Need BOD approval for landscape/bare ground improvement between Roeker’s and Parent.

**WELCOME/SOCIAL Committee (Sharon Davis): Next Gathering on the Green**

a. Kathy Smith was welcomed in May. She moved here from Minnesota and SCW will now be her permanent residence.

b. Gatherings on the Green (GoG) are done for this season. The next will be held behind Jan Nelson’s condo Tuesday 22 October at 4pm. Please contact Jan (952) 240-1823 and/or Sharon (858) 231-0997 with any questions regarding the Fall event.

**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 RegularBoard Meeting is scheduled for Saturday 19 October at 9:30 am at Davis’ located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*