**COP CONDO ASSOCIATION MEETING AGENDA for Saturday 11.23.24 @ 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 October 2024. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis**

1. We received a copy of a legal filing with Maricopa County by Lippman Recupero Law Firm to request Release of the Excess Proceeds of the Kessler Sale by Owner. We are working to determine if COP HOA must file a lien to recover past unpaid assessments and late fees.
2. A COP HOA Board Members have completed registration providing Beneficial Owner Information (BOI) with the Financial Crimes Enforcement Network (FinCEN) of the US Treasury, as required by the Corporate Transparency Act (CTA). Colby will manage this database for us at a cost of $350 per year.
3. At the OHOASCW Annual Meeting on 13 November, Guest speaker Chad Gallacher from the Morgan and Morgan Law Firm provided an AZ Legislature Update 2024. Statute HB2648 defines new terms “Common Expense Lien” (CEL) in the Planned Communities Act” and Unit Owner Expenses in the Condo Act. It defines CEL to include assessments and late charges for assessments if authorized in the CC&Rs, but attorney fees and costs only if awarded by a court. We need to amend our CC&Rs released in 1978 as the Declaration of Restrictions by Del Webb, and amended in 2001 to declare no owner may rent or lease such unit.

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

1. None.

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

1. Need approval of the September Financials.
2. Review the Financials for October
   * Discuss Operating and Reserve balances for October
   * Disbursements for October include:
     + Loma Verde Rye Grass Seed $3,570
     + Beesville Bee Farm $260
     + Chet Penta New Tire for COP Wheelborrow $37.96
     + Sharon Davis Copies for Welcome Folders $10.94
     + Colby Mgt Invoice for Returned Payment $25

c. Need approval for the COP Budget for 2025. A draft copy will be sent to all directors prior to this meeting for review. The floor is open for discussion.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests (ARs) submitted since the last board meeting.
   * Barbara Saillard submitted an AR for a new garage door. Her old door is broken and does not open. She agreed on a new door design and color with her roof mates (Roeker’s), who will be submitting a similar AR in January when they return.
2. Architectural Requests Approved.
   * Due to the urgent nature of Barbara Saillard’s AR, it was reviewed and approved via email the next day
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 October.
2. Update status of Winter Rye Reseeding
3. Status of dead shrub removal and replacement
4. Status of tree replacement

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

1. Welcome for our new homeowners *Joe Campbell* and *Linda De La Paz* at 12522 Prospect is complete. Sharon will also welcome former resident Dana Taylor who is returning as a “Snowbird” later this month. Dana purchased the Kessler home at 12623 Castle Rock.

b. Gatherings on the Green (GoG) for the Fall season will begin soon. Our Thanksgiving Potluck will be held on Tuesday 26 November at 4pm behind the Davis Condo on the Cul-de-Sac. Sharon and the HOA will provide turkey and dressing. Please bring a dish to share. Please contact Sharon (858) 231-0997 to RSVP and help plan this special occasion gathering.

**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. No Regular Board Meeting is scheduled for December. The next RegularBoard Meeting is scheduled for Saturday 18 January at 9:30 am at Davis’ located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*