**COP CONDO ASSOCIATION MEETING AGENDA for Saturday 10.19.24 @ 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 1 June 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 Snowbird Bob Frank (attend via cellphone).
2. Colby Mgt launched an improved, Automated Assessment Recovery process. On 1 June, COP HOA submitted completed/signed forms to participate in this recovery process. Colby Letter and completed forms for the Assessment Recovery Authorization and the Late Fee Set-up Request are now available on “copcondo.org”. Open the Governing Documents Tab then go to the Rules and Regulations Section.
3. Colby Mgt will manage a new Corporate Transparency Act (CTA) regulation for the COP HOA. They will file Beneficial Owner Information (BOI) with the Financial Crimes Enforcement Network (FinCEN) of the US Treasury. All associations must comply by December 31, 2024. Each COP Board Member must input required identification data. Colby will manage this database for us; cost $350 per year.
4. We had Scott Clark of Beesville Bee Farm here on 1 October to treat/fill beehive holes on Prospect (olive trees at 12522 and 12530). He has found plastic grocery bags make better stuffing than insulation or foam. He advised that the homeowners could *prevent further beehives* by stuffing plastic bags into holes in the Olive Trees **before** the bees takeover.

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

1. None.

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

1. Need approval of the June-July Financials
   * June Disbursements included
     + Myra Fribourg 6 months Microsoft usage $44.58
   * July Disbursements included
     + Loma Verde Irrigation Repairs $1817
2. Review the Financials for August
   * Discuss Operating and Reserve balances for August
   * Disbursements for August include:

* Loma Verde Irrigation Repairs $643
* Loma Verde Trim 9 Palm Trees $675
* Ken Davis Office Supplies $28.79

1. Review the Financials for September (Not Available at this time)
   * Disbursements for September include:
     + Loma Verde Rye Grass Seed $3,570
     + Beesville (not yet received; Est $320)

**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 June - August.
2. Status of irrigation system repairs
3. Update status of Winter Rye Reseeding
4. Discuss dead shrub removal and replacement

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

1. a. Plans to welcome our new homeowners Joe Campbeck and Linda De La Pitz. They purchased Sally Illingworth’s home at 12522 Prospect. She 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. **If approved by the BOD on 19 October**, the next GoG will be held behind Jan Nelson’s condo Tuesday 22 October at 4pm. Our Thanksgiving GoG will be held on Tuesday 26 November at 4pm. Please contact Jan (952) 240-1823 and/or Sharon (858) 231-0997 with any questions regarding these Fall events.

**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 23 November at 9:30 am at Davis’ located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*