**COP CONDO ASSOCIATION MEETING MINUTES**

**for Saturday 10.19.24 @ 9:30 AM at Davis’**

**12711 W Castle Rock Dr**

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

**CALL TO ORDER: President (Ken Davis):** Gavel at *9:30 am*

**RESIDENTS PRESENT: None**

**BOARD/COMMITTEE MEMBERS PRESENT: Ken Davis, Jan Nelson, Jerry Phipps, Myra Fribourg, Bob Frank via Facetime (Quorum established). Welcome/Social Committee Sharon Davis.**

**APPROVAL OF MINUTES: (SECRETARY: Myra Fribourg) Called for** Board approval of the Regular Meeting minutes for June 1, 2024. Jan Nelson moved and Jerry Phipps seconded the motion. Board voted to approve. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Colby Mgt launched an improved, Automated Assessment Recovery process. On 1 June, COP HOA submitted completed/signed forms to participate in this recovery process. The 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.
2. 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 personal identification data. Colby will manage this database for us; cost $350 per year. An explanation of CTA can be found on our website under Governing Documents.
3. 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-August Financials
   * June Disbursements included
     + Myra Fribourg 6 months Microsoft usage $44.58
   * July Disbursements included
     + Loma Verde Irrigation Repairs $1817
2. Reviewed the Financials for August
   * Discussed 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
* The motion to approve June- August financials made by Jerry Phipps, seconded by Bob Frank approved by the Board.

1. Reviewed the Financials for September
   * Disbursements for September include:
     + Loma Verde Rye Grass Seed $3,570
   * Beesville (not yet received; Est $320)
   * The motion to approve September’s financials made by Jerry Phipps, seconded by Jan Nelson, approved by the Board.
2. The COPC Association Balance Sheets for June-September have been posted to our HOA website “copcondo.org” below the Financials tab. Assets for September total $78,389.80

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. No new Architectural Requests (ARs) have been submitted since the last board meeting.
2. No new Architectural Requests have been approved since lastBoard meeting.
3. Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started.

**GROUNDS (Jan Nelson):**

1. Water use report for June – August: year-to-date slightly over budget due to irrigation leaks and high heat in June and July.
2. Status of irrigation system problems repairs were discussed.
3. Winter Rye Reseeding has been completed. Extra watering is now needed for germination.
4. More than 2 dozen dead shrubs have been removed. Selective replanting will be done.
5. Bird feeders will no longer be allowed in trees above grass areas as they have become a nuisance and potential danger to the landscape workers.

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

1. Sharon plans to welcome our new homeowners Linda De La Paz and Joe Campbell. They purchased Sally Illingworth’s former home at 12522 Prospect. She will also welcome former resident Dana Taylor who is returning as a “Snowbird” later this month. Dana purchased the former Kessler home at 12623 Castle Rock.

b. Gatherings on the Green (GoG) for the Fall season will begin soon. Our Thanksgiving Potluck GoG will be held on Tuesday November 26, at 3:30 pm behind the Davis home at 12711 West Castle Rock Drive in the Cul-de-Sac. Turkey and Dressing will be provided by Sharon and the COP HOA. Attendees are asked to bring a side dish or dessert. As usual bring your own drink, and a folding chair if possible. Please contact Sharon at (858) 231-0997 with any questions regarding the menu for this event.

**UNFINISHED BUSINESS: (None)**

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

**NEXT MEETING DATE:**

1. The next RegularBoard Meeting is scheduled for Saturday November 23 at 9:30 am at Davis’ located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN: made by Ken Davis, seconded by Jerry Phipps. Approved, and meeting gaveled to an end** *at 10:42.*