**COP CONDO ASSOCIATION MEETING MINUTES 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 at 9:31**

**RESIDENTS PRESENT: Sharon Hicks**

**BOARD MEMBERS PRESENT: President Ken Davis, Vice President Jan Nelson, Secretary Myra Fribourg, Architectural Committee Chair Jerry Phipps , Member Bob Frank ( Quorum established )**

**APPROVAL OF MINUTES: (SECRETARY: Myra Fribourg**

Upon request ofSecretary Myra Fribourgand a motionby Jerry Phipps seconded by Ken Davis, the Regular Meeting minutes for April 20, 2024 were approved. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Our newest resident Kathy Smith is now settled in at 12730 Omega. Sally Illingworth’s home at 12522 Prospect is now in escrow.
2. 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):**

a. March Financials approved on a motion by Bob Frank seconded by Jerry Phipps

1. April Financials reviewed. Operating and Reserve balances for April were discussed. They are attached to the email that sent these Minutes.
	* Disbursements for April include:
* Loma Verde Sprinkler Repairs $968
* Loma Verde Grass Seed/Fertilizer $1155
* Jan Nelson Ink and Paper $30
* Income tax preparation $355
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 at 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 Monthly Assessment mailing costs. Monthly Assessment Statements are now emailed to 45 homeowners and only 5 are sent via US Mail.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. No new Architectural Requests (ARs) submitted since the last board meeting.
2. No Architectural Requests Approved.
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 for April-May was slightly up from last year.
2. Irrigation system repairs completed.
3. Status of Tree Trimming and Shrub Replacement updated. Olive trees on Prospect trimmed.
4. BOD approved landscape/bare ground improvement between Roeker’s and Parent’s on a motion by Ken Davis seconded by Jerry Phipps.

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

1. Kathy Smith was welcomed in May. She moved here from Minnesota and SCW will now be her permanent residence.
2. 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*: (None)***

**NEXT MEETING DATE:**

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

**MOTION TO ADJOURN:** madeby Myra Fribourg seconded by Bob Frank, meeting gaveled to a close at 10:31.