**COP CONDO ASSOCIATION MEETING AGENDA for Saturday 01.18.25 @ 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: (Assistant SECRETARY: Joannie Frank)**

1. Need Board approval of the Regular Meeting minutes for 23 November 2024. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis**

1. Beneficial Owner Information (BOI) required by the Corporate Transparency Act (CTA) is currently **on hold** due to pending legal action. Designed to reduce corporate fraud, most HOAs feel this is an unnecessary requirement.
2. 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. The new amendment will state our current policy for the handling of overdue assessment fees and late charges. Ken will take for action. We will need to include on the ballot at the Annual Meeting for homeowner approval.
3. We need a volunteer to head a small committee that will prepare our HOA for the Annual Meeting scheduled for Saturday 8 March. It will be held behind Davis’ on the Cul-de-Sac. All of us need to solicit our newer homeowners to serve a 2-year term on the HOA Board. We need names to be placed on the ballot NLT 22 February. We currently have 5 board members, three of which are in their 80s, have served more than one term, and some of whom would like to step down.
4. I attended the OHOA Management Companies meeting on 6 December. Paramount Association Management gave a presentation on their approach to HOA management. “It is not just about maintaining properties, but about building relationships.” They use a team approach to provide Community Managers, Accountants, Community Inspectors, and Vendor Relations Specialists. The OHOA has a list of additional management companies from which to choose. Also, a former lawyer, now OHOA board member, spoke about HOA management, the CTA program, and answered questions.

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

1. None.

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

1. Need approval of the October Financials.
2. Review the Financials for November
   * Discuss Operating and Reserve balances for November
   * Disbursements for November include:
     + Loma Verde Tree and Shrub Replacement $2415
     + Beesville Bee Farm $260

c. The board unanimously approved the COP Budget for 2025. It will be on the ballot for homeowner approval in March.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests (ARs) submitted since the last board meeting:
   * Ann Parent submitted an AR to replace her garage door
   * Jerry Phipps submitted an AR to replace his garage door
2. Architectural Request Projects completed:
   * Barbara Saillard completed the installation of a new garage door. 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.
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 November.
2. Comment on the recent OHOA Meeting.
3. Discuss trimming Boulevard Trees to remove dead branches.
4. Discuss ordering additional gravel.
5. Need to coordinate Nelson Weed control for grass with Ray.
6. Status of project between Parent and Roeker’s.
7. Discuss plan to not overseed all of our grass next fall. It will be presented to homeowners for a vote at the Annual Meeting.

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

1. Welcome our new homeowner Dana Taylor at 12623 Castle Rock. Sharon welcomed the *former* resident in December. Dana is returning as a “Snowbird” as she is retaining her Condo in Colorado.

b. Gatherings on the Green (GoG) for the Winter season begin on Tuesday **28 January** at 3:30 pm at **Sutherland Crossing.** It will be a “*Happy Hour*” theme so please bring a light snack to share, a drink, and a folding chair if possible. Please contact Sharon (858) 231-0997 with any questions.

**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 22 February at 9:30 am at Davis’ located at 12711 Castle Rock Drive.

**MOTION TO ADJOURN:** *Gavel*