**COP CONDO ASSOCIATION MEETING AGENDA for Saturday 02.22.25 @ 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 18 January 2025. The Minutes are posted on our website “copcondo.org” once approved.

**PRESIDENT’S REPORT: (Ken Davis**

1. The Nomination and Ballot Committee has completed the 2025 COPC Ballot and will distribute it to our homeowners NLT 24 February.
2. Action to amend our CC&Rs released as the Declaration of Restrictions by Del Webb is complete. The new amendment states our current policy for the handling of overdue assessment fees and late charges. The proposed amendment is included on the ballot for the Annual Meeting for homeowner approval.
3. The BOD wants to thank Jim and Susan Sutherland for the address signs that they manufactured and installed on the back side of out condos. They were well received with lots of compliments from our homeowners. One comment was that they have the street NAME on the bottom which makes them even more helpful.
4. The **COP HOA Annual Meeting** will be held on **Saturday 8 March at 10 am** behind Davis’ at 12711 W Castle Rock. All homeowners are invited to attend.

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

1. None.

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

1. Need approval of the December Financials.
2. Review the Financials for January 2025
   * Discuss Operating and Reserve balances for January
   * Disbursements for January include:
     + None

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

d. Our Master Insurance Premium with CAU increased by 13.2% to $18,391 starting 1 March 2025. This amounts to $368 per condo.

**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 January.
2. Discuss gleaning of citrus trees.
3. Discuss status of gravel replacement.
4. Nelson Weed control sprayed our grass on 6 February.
5. Status of project between Parent and Roeker’s.
6. Discuss plan to not overseed all of our grass next fall. It will not be on the Ballot this year.

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

1. We have no new homeowners to welcome this month.

b. Due to weather delays, Gatherings on the Green (GoG) for the Winter season begin on Tuesday 18 February at 3:30 pm at **Sutherland Crossing.** It was a very “*Happy Hour*” theme. We had about 30 attendees that got to know each other a little better. We also celebrated January and February birthday with cake and ice cream. Thanks to Jan, Sharon, and the Sutherlands for fun time for all.

c. Light refreshments will be served at the **COP HOA Annual Meeting** on Saturday 8 March at 10 am behind Davis’ at 12711 W Castle Rock

**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 March at 9:30 am at Frank’s located at 12618 W Prospect Drive. New Officers will be elected.

**MOTION TO ADJOURN:** *Gavel*