**PENDING**

**COP CONDO ASSOCIATION MEETING MINUTES for Saturday 02.22.25 @ 9:30 AM**

**at Davis’ 12711 W Castle Rock Dr**

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

**CALL TO ORDER: President (Ken Davis):** *Gaveled at 9:46 am*

**RESIDENTS PRESENT:**  PatSannerud

**BOARD MEMBERS PRESENT:** Ken Davis, Bob Frank, Jerry Phipps, Jan Nelson, Assistant Secretary Joanie Frank (arrived 9:54 am)

**APPROVAL OF MINUTES: (Assistant SECRETARY: Joannie Frank)** Ken Davis called for Board approval of the Regular Meeting minutes for 18 January 2025. Bob Frank seconded the motion. Board voted to approve. 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. Susan Sutherland can submit an invoice for the labels/envelopes.
2. Jan Nelson called for Board approval to amend our CC&Rs. Bob Frank seconded the motion. Board voted to approve. 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 our 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. Gerald Phipps moved and Ken Davis seconded the motion to approve the December Financials. Board voted to approve.
2. Review the Financials for January 2025
   * Discuss Operating and Reserve balances for January
3. Colby expenses are denoted on Account Line Items (LI) 503a, 503b, 504 and 505. LI 599 Miscellaneous Expenses is for HOA use.
4. LI 581 is HOA Insurance. We began discussions Oct./Nov. 2024 and the annual premium was received in late February.
5. Invoice #65447, dated 2/07/2025, in the amount of $1,850.00 from Nelson Weed & Pest for “Treatment of Broadleaf Weeds” (all grass weed) was forwarded to Colby Mgt for payment.
   * 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.

* + Each condo has a $10,000 deductible and payable through each individual homeowners’ insurance policy for content(s)

e. Jerry Phipps suggested that as a Board, we owe it to our homeowners to get bids to keep costs down. He was referring to such items as grass weed control.

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

1. New Architectural Requests (ARs) submitted since the last board meeting:
   * No new Architectural Requests (ARs) – all up to date
   * Kathy Smith (Omega Drive) is in need of an AR form. Jim Sutherland assisted her to locate the form on “copcondo.org”
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 usage is “down” for January 2025, but higher than Jan. 2024.
2. Gleaning of citrus trees on March 10th with fruit donated to St. Mary’s Food Bank. Homeowners will be notified.
3. Gravel replacement will begin on 6 March when gravel is delivered.
4. Nelson Weed Control sprayed our grass on 6 February. “Henbit” weed is among the grass. It is a fast-growing, winter annual herb in the mint family with square stems and pink to purple flowers
5. The project between Parent and Roeker’s is complete.
6. Discussed plan to not overseed all of our grass next fall. No decision was made at this time.
7. March 13th (Thursday) 9:30am-11:30 am, RH Johnson lecture hall – “Protect your Plants in Extreme Heat”
8. April 10th, Beardsley “Ramada”, 11am-1pm, “Trees & Shrubs”, lunch provided

**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 began 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. To submit an invoice for payment, formulate a letter detailing the purchase, cost, attach the receipt(s) and send by Wednesday noon to be paid by Friday.

**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:** *Gaveled at 11:09 am*