**PENDING**

**COP CONDO ASSOCIATION “ANNUAL” MEETING**

**MINUTES for Saturday 03.08.25 @ 10:00 AM**

**On the Green behind 12711 W CASTLE ROCK DR SCW**

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

**RECOGNITION OF VISITORS:** A total of 19 residents were in attendance. 37 Members turned in completed and signed ballots. A quorum was established (25 of 49). Quorum needs 51% of owners.

**MEETING CALLED TO ORDER by President Ken Davis** *at 10:05 A.M.*

**RESIDENTS PRESENT: A total of 19 residents were in attendance.**

**CONFIRM ALL BALLOTS SUBMITTED FOR TABULATION:**

1. Confirmation of a quorum (37 members turned in completed/signed ballots)

**INVOCATION PRAYER by Sharon Davis**

**INTRODUCTION OF CURRENT BOARD DIRECTORS: Ken Davis, Jan Nelson, Gerald Phipps, Bob Frank and Committee Members Sharon Davis and Joanie Frank**

**APPROVAL OF MINUTES: (Assistant Secretary Joannie Frank)**

1. David Roeker approved and Gerald Phipps seconded a motion to have the Assistant Secretary read short excerpts from the previous Annual Meeting of March 9, 2024.
2. Joanie Frank read the excerpts.
3. David Roeker approved and Gerald Phipps seconded a motion to approve those minutes. The members present voted to approve.
4. The approved Annual Minutes will be posted on our website.

**PRESIDENT’S REPORT: (Ken Davis)**

1. Welcome ***all*** to our 2025 Annual Meeting. The purpose of this meeting is to obtain member approval of our 2025 budget and the proposed 2nd Amendment to our CC&Rs, and to elect new Directors to serve a two-year term on our COP HOA governing Board of Directors. Lastly, to provide our members with a “State of the HOA,” most of which is covered by the Treasurer’s Report and the Committee Reports.
2. The ballot counting team is at work now; results to follow shortly.

**TREASURER’S REPORT: (Ken Davis)**

1. The C.O.P. is in good financial condition
2. 2025 budget has rising costs this year and the monthly homeowner association fee has increased to $320 - a 3% increase
3. $2,420 to Loma Verde a 7% increase
4. Bonus payment to Ray Pena in the amount of $200 for 2024 work and the monies came from miscellaneous expenses

**BALLOT RESULTS: (Terrie Luna)**

1. By a vote of 37 out of 37, the 2025 Budget was rarified.
2. By a vote of 35 to 1 the 2nd Amendment to CC&Rs was approved
3. All 2025-2027 Directors on the ballot were elected.

**COMMITTE REPORTS:**

**GROUNDS COMMITTEE (Jan Nelson)**

1. Roeker’s and Parents’ removed the grass between the side of their homes and replaced with rocks.
2. In Arizona small rock is called “gravel”
3. Please protect plants in extreme heat
4. Jan has the paperwork for gleaning the citrus trees and need to be given to her with a check by March 15, 2025.

**ARCHITECTURAL COMMITTEE (Jerry Phipps)**

1. Any architectural changes/projects need to get approval from the board. Form is on the C.O.P. website. You can contact Gerald Phipps via the “COP Homeowners’ List.”

**WELCOME/SOCIAL COMMITTEE (Sharon Davis)**

1. Our next POTLUCK GoG is tentatively scheduled for 4pm Tuesday April 22nd at Sutherland Crossing. This social gathering will also be a Farewell for the many Snowbirds that are leaving in the April-May timeframe. Please contact me (Sharon at 858-231-1015) if you are leaving SCW or if you have any questions.
2. Accolades given to Ken Davis in his tenure serving for six (6) years as the C.O.P. Board President/Treasurer.
3. Accolades given to Sharon Davis’ for her five (5) years as “Newcomers & Social Chairperson.”

**NEW BUSINESS*: Floor is now open for anyone to speak.***

1. Director **Bob Frank** gave tribute to Ken Davis on his continued service as President of C.O.P and welcomed the new Board of Directors Sue Sutherland and Pat Sannerud. He also stated that Ray Pena, our landscaper is doing a good job.
2. No member spoke on any existing or future issues.

**NEXT MEETING DATE:**

1. The next Regular Board Meeting is scheduled for Saturday 22 March at 9:30 am at the Franks (12618 Prospect Drive). The BOD will elect new Officers for 2025-27.
2. I want to thank Sharon Davis, our Social Chairperson, for setting up and providing refreshments for this annual event.
3. After adjournment Joanie Frank held the drawing with 19 prizes provided by local merchants.

**MOTION TO ADJOURN:** by Bob Frank, seconded by Chet Penta. Adjourned at 11:02 A.M.