

**COP Condo Association Meeting Agenda  
April 19, 2025**

Saturday - 9:30 AM  
Bob Frank's home ( back patio)  
12618 W. Prospect Dr.  
Sun City West

**1.Call meeting to order: President** (Bob Frank)

**2. Recognition of Board Members Present** (Bob Frank)

- a. Establish quorum

**3. Recognition of COP Residents Present** (Bob Frank)

- a. Sign-in Sheet

**4. Audience comments**

**5. Approval of March 22, 2025 Meeting Minutes** (Secretary Susan Sutherland)

**6. President's Report** (Bob Frank)

- a. Future meeting dates
- b. Old business
- c. New business
- d. CCR addendum Number 2 Update
- e. Management company discussion
- f. Financial audit discussion
- g. Arizona Corporation Commission annual report to be filed by Colby for a \$70 fee
- h. Other HOA President contacts/ information sharing
- i. Ray Penna's recognition

**7. Vice president's Report** (Jan Nelson)

**8. Treasurer's Report** (Pat Sannerud)

- a. March financial reports
- b. Approval of March financials
- b. March disbursements

## **9. Committee Reports**

### **ARCHITECTURAL (Jerry Phipps)**

- a) Dale Stroh is in need to replace his HVAC and filled out and submitted to me her Architectural Request for the work to be done. This is simply a swap out project to replace the old unit with a new higher efficiency unit to meet her homes heating and cooling needs.
- b) Linda Roberts is in need to replace her HVAC and filled out and submitted to me her Architectural Request for the work to be done.  
This is simply a swap out project to replace the 22yr. old unit with a new higher efficiency unit to meet her homes heating and cooling needs. Her contractor would be able to install as early as 4/8/2025 with BOD approval.

### **GROUNDINGS (Jan Nelson)**

- a) Status of sprinkler audit
- b) Irrigation update.
- c) Status shrub and tree planting and removal.
- d) Authorization to purchase Sensor for new controller on Sutherlands home. 5  
Gleaning of Citrus trees
- e) Reminder to monitor status of your shrubs and trees and give extra water to newer trees in the heat.
- f) Outdoor faucet survey status

### **WELCOME/SOCIAL COMMITTEE (Joanie Frank)**

- a) Updates on "Gatherings on the Green"
- b) Welcome Folder for new owners
- c) Social subcommittee formation

## **10. Audience comments**

## **11. Future agenda item suggestions**

## **12. Next Meeting Date**

- a) Future meeting dates (May-Sept.2025) to be scheduled as necessary.
- b) Regular meetings will resume in October 2025

## **13. Adjournment**