

**PENDING**

**COP CONDO ASSOCIATION MINUTES**

**Saturday 04.19.2025 @ 9:30 AM at Bob Frank's 12618 W Prospect**

***Please use our website: "copcondo.org"***

**MEETING CALLED TO ORDER: BY President (Bob Frank):** at 9:34 am

**BOARD MEMBERS PRESENT:** Bob Frank, Jan Nelson, Pat Sanneraud, Gerald Phipps, Susan Sutherland (via Facetime)

**RECOGNITION OF VISITORS:** 2 guests were in attendance: Roger and Lee Cousin

**APPROVAL OF MINUTES of March 22.2025:**

- a. Motion to approve Regular Meeting minutes for 22 March 2025 was made by Jan Nelson, and seconded by Gerry Phipps. Board members voted to approve and motion was passed. The Minutes will be posted on our website "copcondo.org".

**PRESIDENT'S REPORT (Bob Frank):**

- a. Future Meeting Dates: No meeting will be held from May to September. If a meeting is deemed necessary before then, it will be scheduled as needed. Next meeting will be Oct 22, 2025 (place TBD)
- b. CCR Addendumr Number 2 Update: This was in regard to late dues and penalties. The Addendum has been approved, notarized and registered with Maricopa County. A copy of this will be sent out to all residents.
- c. Management Company: Discussion was held regarding Colby and it was agreed that we would stay with Colby for the immediate future and address it again if issues arise.
- d. Financial Audit: The OHOA has suggested that we have a financial audit done to comply with State Law. This will be looked into, and a cost determined.

- e. Arizona Corporation Commission Annual Report: Bob Frank will sign and submit to Colby for payment
- f. Other HOA President Contacts/information sharing: Bob has been in contact with Presidents of surrounding HOAs and will continue to do so to compare best practises.
- g. Ray Penna Recognition: It was recognized that Ray Penna has been doing an outstanding job for us and his service has been excellent.

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

- a. Discussion was held on the future format and content of the website. Board members will review the current website for pertinent content and present suggestions for revisions. It was also suggested that a login should be required for residents as confidential information is posted and should only be viewed by residents. The hosting and maintenance will be reviewed and changes made as determined.

**TREASURER'S REPORT: (Pat Sannerud)**

- a. Pat reported that 1st quarter amounts were on target. She will be reviewing some areas such as office supplies/postage, extra yard maintenance, tree maintenance, and weed control to ensure they stay within the budget approved.
  - Motion to approve March Financials was made by Gerry Phipps and seconded by Susan Sutherland. Board members voted to approve and motion was passed

**COMMITTEE REPORTS:**

**ARCHITECTURAL (Jerry Phipps):**

- a. New Architectural Requests (ARs) submitted since the last board meeting:
  - Dale Stroh and Linda Roberts both submitted an AR for replacement of their HVAC systems. Both systems have been replaced

- b. Homeowners are reminded that an Architectural Request must be approved by the Board before any new exterior projects are started.

**GROUNDINGS: (Jan Nelson):**

- a. Sprinkler Audit: This is about 30% completed and Ray continues to work on it. There have been many bubblers capped as they were no longer needed.
- b. Gleaning of citrus trees has been completed
- c. Shrub / Tree Replacement: Two new trees were planted on the green, one behind the Frank's house, and one between Sutherlands and Dana Taylors.
- d. Authorization was requested to purchase a new sensor for the controller that was recently installed on the Sutherland's home. Approval was given so the new controller may now be controlled by the remote.
- e. Reminder to monitor status of your shrubs and trees and give extra water to newer trees in the heat.
- f. Outdoor Faucet Status: A few leaking ones have been found and the owners have been contacted about fixing them.
- g. Bees: One more tree has been to have bees it and the bee control will be called to deal with it.
- h. Motion to deal with new sensor and bee control was made by Gerry Phipps and seconded by Bob Frank. Board members unanimously voted to approve and motion was passed.

**WELCOME/SOCIAL Committee: (Joan Frank)**

- a. Joan has compiled an updated folder with for new residents. It will contain a Welcome letter, HOA Dues Surepay form, requirements for ownership such as COP and grounds rules. There is also information on the history of the HOA creation to up-to date state

- b. Joan has also asked for assistance if needed for events (such as Thanksgiving dinner)
- c. The next Gatherings on the Green (GoG) is tentatively scheduled on **Earth Day**, Tuesday 22 April at 4 pm at **Sutherland Crossing**. This will be a farewell to many “snowbirds” that will be departing AZ in April-May.

**NEXT MEETING DATE:** The next BOD Meeting is tentatively scheduled for 18 October 2025 at 9:30 Mountain time (11:30 EDT). It will likely be a Zoom meeting hosted by President, Bob Frank, at 12618 W. Prospect Drive, SCW.

Future meetings (May to September) will be scheduled if necessary.

**MOTION TO ADJOURN:** by Bob Frank, seconded by Jan Nelson. Meeting was adjourned at 11:12 am.