

COP Condo Association Meeting Agenda
October 18, 2025

Saturday - 9:30 AM

Pat Sanneraud's home (back patio)

12627 Castle Rock Dr.

Sun City West, AZ

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

2. Recognition of Board Members Present (Bob Frank)

- a. Establish quorum
- b. All votes will be roll call, due to virtual meeting

3. Recognition of COP Residents Present (Jan Nelson)

- a. Sign-in Sheet

4. Audience sharing – “Robert’s Rules of Order” will be followed:

- Speakers to address their remarks to the Chair
- Speakers to adhere to the time limits (3 minutes per issue per speaker)
- The Chair thanks each speaker
- Audience sharing is for informational purposes only, and if appropriate, taken into consideration by the Board at a later meeting
- The Chair may provide brief factual information, if appropriate
- The Chair must not under any circumstances enter into a “back-and-forth” dialogue
- The Secretary is to note input or questions from the public and to respond at a later date/meeting

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

6. President’s Report (Bob Frank)

- a. Old Business
 - (1) Discussion on current and alternative HOA Management Companies
- b. New Business
 - (1) Colby's new system transition on the financials, direct deposit, Townsq website, etc.
 - (2) Discussion of the 2026 COP budgeting process
 - (3) Discussion of any future adjustments to the CCR rules

7. Vice President’s Report (Jan Nelson)

- a. Update on new homeowners
- b. Discussion of current COP website and possible updates; e.g., format, content, accessibility (usage of passwords)

8. Treasurer's Report (Pat Sannerud)

- a. March 2025-September 2025 financial reports (**VOTE**)
- b. March 2025-September 2025 major disbursements
- c. Approval of March/September financials (**VOTE**)
- d. Financial audit requirements
 - (1) According to AZ law, we need an independent auditor

9. Committee Reports

ARCHITECTURAL (Jerry Phipps)

- a. Architectural requests

GROUNDS (Jan Nelson)

- a. Sprinkler audit
- b. Irrigation update
- c. Shrub planting/replacement
- d. Tree planting and removal
- e. Overseeding
- f. Painting Problems
- g. Weed Spraying for 2026

WELCOME/SOCIAL COMMITTEE (Joanie Frank)

- a. Thanksgiving Gathering, November 23rd (Sunday) 3 PM, dinner 3:30 PM
Bob & Joan Frank's home
- b. Welcome Folder for new owners
- c. Social subcommittee formation

10. Audience sharing

11. Future agenda items

- a.
- b.
- c.

12. Next Meeting Date – November 22, 2025 (Saturday) 9:30 AM, Bob Frank's home

13. Adjournment