

**COP Condo Association Meeting Agenda**  
**November 22, 2025**

Saturday - 9:30 AM

Bob Frank's home (back patio)

12618 West Prospect Drive.

Sun City West, AZ

- 1. Call meeting to order: President** (Bob Frank)
  
- 2. Recognition of Board Members Present** (Bob Frank)
  - a. Establish quorum – **Bob, Pat, and Jan ( present )**  
**Sue Sutherland and Jerry Phipps (virtually)**
  - b. **All votes will be roll call, due to the virtual meeting**
  
- 3. Recognition of COP Residents Present** (Jan Nelson)
  
- 4. Audience Sharing** – “Robert’s Rules of Order” will be followed:
  
- 5. Approval of October 18, 2025 Meeting Minutes** (Secretary Susan Sutherland) **(VOTE)**
  
- 6. President’s Report** (Bob Frank)
  - a. Old Business
  - b. Discussion: Date for the COP Annual Meeting to approve the 2026 HOA Budget and to increase the homeowners’ monthly fees.
  
- 7. Vice President’s Report** (Jan Nelson)
  - a) Update on any new homeowners
  
- 8. Treasurer’s Report** (Pat Sannerud)
  - a) Approval of October 2025- financial reports **(VOTE by BOD members )**
  - b) October 2025 major disbursements
  - c) 2026 Budget & Financial Audit Requirements
  
- 9. Committee Reports**  
  
**ARCHITECTURAL** (Jerry Phipps)
  - a. Architectural requests -**Curt Mentzer has submitted an AR request**

**GROUNDS** (Jan Nelson)

- a) Grounds update
- b) Discussion to schedule an Informational session concerning the COP grounds. Potentially in January, with the residents to discuss HOA rules and answer any questions

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

- a) Thanksgiving Gathering, November 23<sup>rd</sup> (Sunday), 3 PM, dinner 3:30 PM. The invitation was sent out via “Punch Bowl” email
- b) Welcome Folder for new owners
- c) Discussion on the formation of the Social subcommittee

**10. Audience sharing**

**11. Future Agenda items**

- a) 2026 Budget Review and Approval

**12. Next Meeting Date** – December 6, 2025 (Saturday) 9:30 AM, Bob Frank’s home

**13. Adjournment**