

PENDING

COP CONDO ASSOCIATION MINUTES

Saturday, 02.14.2026 @ 9:30 AM at Bob Frank's 12618 W. Prospect

Please use our website: ["copcondo.org"](http://copcondo.org)

Reminder - COP Annual General Meeting - March 21, 2026
There are two board positions up for renewal. Anyone interested in having a name added to the ballots, please contact Susan Sutherland at suesudds.az@gmail.com by March 6.

1. Call Meeting to Order: President (Bob Frank) 9:30 am

2. Recognition of Board Members Present

Bob, Pat, Sue and Jan. Jerry Phipps (absent)

3. Recognition of COP Residents Present: Joan Frank

4. Audience Sharing: No comments

5. Approval of January 17, 2026 Meeting Minutes (Secretary Susan Sutherland)

Motion to approve Regular Meeting Minutes for 19 January 2026 was made by Susan Sutherland, seconded by Jan Nelson. Board members voted to approve and motion was passed

6. President's Report (Bob Frank)

Old Business

- i. Update on new Colby Management team and Open House held on Jan 30, 2026. Saw new team members and identified our contact, Bryony Hughes

New Business

- ii. An update was done on COP owner's emergency contact information by Bob and Joan
- iii. Cop Website Security: Discussion was held on what to do about security and information displayed on the current website which does have phone numbers and email addresses for Board of Directors. Bob and Pat to meet with Ken Davis to discuss current information, what can be removed, what information needs to be moved to Town Square and what can be removed.
- iv. ANNUAL MEETING: March 21, 2026 (Saturday) 10am, behind Sue and Jim Sutherland's home, 12631 West Castle Rock
- v. ANNUAL MEETING Voting/ballot procedures:
 - March 6 - ballots will be hand-delivered to homeowners (each condo unit has one ballot/one vote). The vote will be two vote on two board member positions.
 - If a homeowner is not home, a ballot will be tapes to the kitchen window
 - Options for submission of completed ballot:
 - OPTION 1 - From March 6th to 20th, completed ballots can be dropped off at Terrie Luna's home (12715 Castle Rock Drive in the drop-off box by the garage door.
 - OPTION 2 - On March 21st, you can bring your completed ballot to the Annual Meeting and personally place it in the drop-off box, which will be on a table next to the COP Resident Sign-in Sheet
 - Ballots will not be accepted after the meeting starts at 10:00 am.
 - Terrie Luna and Linda Roberts will count the ballots, and results will be announced during the meeting.

7. Vice President's Report (Jan Nelson)

There are three new homeowners pending, but no information is available yet.

8. Treasurer's Report (Pat Sannerud)

Approval of the December 2025 Financial reports. Motion to approve was made by Jan, seconded by Bob. Board members voted to approve and motion was passed.

Findings

- For the month of December, we have a net loss of \$9,915.17. Good news, we have an adequate balance in the Operating Bank account to cover the loss.

Income - \$16,031.88

- Homeowner Assessments: \$16,000
- Late Fees and Interest: \$30.00
- Investment Income: \$1.88

Expenses - \$25,947.05

- Tree Trimming - \$7,685
- Bee Removal - \$245

Reserves

- Currently have \$56,358.89 in the Reserve Account with approximately 40% allocated to the Painting Reserve is \$16,338
- Reserve totals – Landscape - \$8,849.50; General - \$16,583.54
- During 2026, we will add \$2,005.per month to the reserves

Year End

For year 2025 we have a net loss of \$12,781.20. The loss is \$255.62 per household or additional \$21.30 per month. In order to break even, the monthly dues needed to be \$341 per month. We have an adequate balance in the Operating Bank account to cover the loss, so we do not need to assess the homeowner to cover the loss.

9. Committee Reports

ARCHITECTURAL: No new requests at this time

GROUNDS:

Several shrubs on Omega were replaced.
COP XERISCOPE PROJECT on East end - Timeline

*COP Xersicape Project on East End of Prospect
Timeline*

February
2/16 Prepare ground for rock Xeriscape conversion by removing Lawn.
2/19 Install bubblers and Shrubs. Cap any Sprinklers that will no longer be needed. Make any irrigation modifications as needed.
2/20 Rock will be delivered to install the next couple days.
2/26 Boulders and Curbing will be installed.
2/27 Spread Rock up against curbing and finish up any loose ends.

Irrigation Maintenance: 3 major valves need to be replaced.
One will be replaced each year over the next three years. Timeline to come

Weeds: Are a problem in Sun City West, not just a local COP issue

WELCOME/SOCIAL COMMITTEE: Two gathers are scheduled - behind the Sutherland's house at 12631 West Castle Rock

February 22 - 2:00 PM (Sunday)

March 16 - 2:00 pm (Monday) - Wear "green" on the green

10. Audience Sharing: No residents present

11. Future Agenda Items:

Next Board of Director's Meeting: Saturday, March 28, 9:30 am at Bob Franks's house, 12618 West Prospect.

April Meeting Date TBD if required

12. Adjournment:

Motion to Adjourn was made by Jan at 10:51 am and seconded by Pat. Board members voted to approve and motion was passed