

MINUTES - PENDING

COP Condo Association's Board of Director's Meeting
March 28, 2026 (Saturday) 9:30 am
Bob Frank's House – 12618 West Prospect Drive, Sun City West AZ

1. **Call to Order / Welcome:** Bob Frank (President) 9:29 am
2. **Recognition of Board Members Present:** Bob Frank, Pat Sannerud, Susan Sutherland, Jan Nelson, Gerry Phipps (quorum was established)
3. **Recognition of COP Residents Present:**
 - i. Joan Frank, Jim Sutherland
4. **Audience Sharing:**
 - i. “Robert’s Rules of Order” will be followed
5. **Approval of Feb 14, 2026 Meeting Minutes:** A motion was made by Susan Sutherland (Secretary) to approve the minutes of BOD meeting on Feb 14, 2026. It was seconded by Bob Frank. Board members voted to approve and motion was passed.
6. **President’s Report (Bob Frank):**
 - Old Business:**
 - i. Annual General Meeting (AGM) held on March 21, 2026 went well with 24 residents in attendance
 - ii. Ray thanked the Board for the invite to the AGM so residents could hear from him directly and ask questions
 - New Business:**
 - iii. A motion to nominate BOD members for offices was made by Sue and seconded by Sue. Board members voted to approve and motion was passed.
 - Bob and Jan re-elected
 - All board members will retain their present positions
7. **Vice President's Report (Jan Nelson)**

- i. We are expecting two new homeowners at this time. Information on names is still not available at this point.

8. Treasurer's Report (Pat Sannerud)

- i. A motion was made by Gerry to approved the January financial reports. It was seconded by Sue. Board members voted to approve and motion was passed (NOTE: February financials were not available at meeting time)
- ii. Discussion was held on investments. Clarification from Colby is needed.
- iii. Major expense to come in March will be the purchase and installation of two critical irrigation valves (NOTE: as of March 24, one valve has been replaced and the second one will be replaced shortly. The first one had a significant leak and if the other two are as critical, all three may need to be replaced this year) Funds have been budgeted and are available.

9. Committee Reports:

Grounds Committee (Jan Nelson):

- i. Some oleander trees need to be trimmed. Cost will be \$125.00 each. Motion was made by Jan to have the trees trimmed. It was seconded by Gerry. All approved and motion was passed
- ii. Ray spot sprayed for weed last week.
- iii. A motion was made by Jan that only Ray and Lawanda can glean citrus trees due to an insurance liability. It was seconded by Gerry. All approved and motion was passed.
- iv. A request was made to put some "No Trespassing / Residents Only" signs up. Jim Sutherland to look into that and send some options for approval.

Architectural Committee (Gerry Phipps):

- i. Tentative revised Architectural Approval Form was discussed. A draft version of proposed changes will be coming.

Website:

- i. Website Security: Board of Director's phone numbers have now been removed from the copcondo.org website
- ii. Pat checking information on getting a "cloud" account for backup of documents

Welcome / Social Committee (Joan Frank):

- i. Joan has left some Welcome package folders with Jan for distribution during the summer months while she is not here.

10. **Audience Sharing:** No comments from audience at this time

11. **Future Agenda Items:** None were brought up

12. **Next Meeting Date:** Saturday October 24, 2026. Details will be coming

13. **Adjournment:** 10:19 am. Motion to adjourn was made by Gerry and seconded by Pat. Board members voted to approve and motion was passed.