

Minutes of Cobblestone Townhome Owners' Association, Inc. May 22, 2018

In attendance was Jack B. Searle, Declarant and President, Ryan A. Searle, Vice President/Treasurer, and Bruce Stuart, Secretary. The meeting was held on the 22nd day of May, 2018 at 11 Cobblestone Lane.

Approval of Minutes from 10/17/17 Meeting:

- The minutes were read and Jack Searle objected to the staining of the units at cost through his construction company BWD Construction.
- Bruce moved to approve the minutes with the above change and Jack seconded it.

New Business:

- **Unit #7 Issue:**
 - Bruce wanted to put into the record that the board noticed an issue with Unit #7 on the back deck. The HOA brought in a third party engineer/architect to look at this issue. It was determined that this was a cosmetic issue and not a structural issue. The emailed notes from this third party engineer/architect are attached to these minutes.
- **1st Quarter Financials:**
 - Bruce presented the 1st quarter financials.
 - It was noted that snow removal was done by Steve Blechschtmidt during the first quarter on the doorsteps and driveways. This was a charge of \$474 and needs to be classed correctly on the financials. BWD Construction handled the snow removal on the roads with no charge for the first quarter.
 - The gas expense for \$52.82 was questioned and Ryan will be reaching out to our bookkeeper to see what that is for.
 - It was noted that the HOA is currently under budget for 2018.
 - Bruce moved that we accept the financial report for the first quarter with the noted change to move the landscaping to snow removal and the minor gas expense looked into.
 - Ryan seconded the motion.
- **Units #1 - 3:**
 - BWD Construction has started construction on the final building, Units #1 - 3 effective April 1, 2018. The building should be completed in late October.
- **Commons Area:**
 - The common area design has been finalized and landscaping will start on or around June 1.

There being no further business, the meeting was duly adjourned.



Ryan Searle <rsearle@bwdconstruction.com>

Cobblestone

Brad Ash <bash@ra-ae.com>

Wed, May 9, 2018 at 11:59 AM

To: "Jack Searle (ogiiincjs@gmail.com)" <ogiiincjs@gmail.com>

Cc: Rory Burnett <rburnett@bwdconstruction.com>, Ryan Searle <rsearle@bwdconstruction.com>, Elizabeth Boone <eboone@ra-ae.com>

Jack,

Good to see you today. I just wanted to summarize our site visit today.

In reviewing the conditions of the rim board on Unit 7 pulling way from the post and house you can see that both ends are pulling away because the pressure treated (PT) 2x material has shrunk due to the southern exposure. In reviewing Unit 6 on the north side of the building it is the same construction and design, but north facing and has no shrinking issues. The shrinking has caused the board pull away from the house and post and even warp in one condition, but all these conditions are non-structural and are more cosmetic than anything. You can replace, but will likely have the same result as most of the PT material used in Pagosa is wet and will dry rapidly with southern exposure. If you look at the next joist over it is in good condition with hangers intact and no warp.

Please let us know if you have any addition questions.

Thank you,

BRAD A. ASH, AIA, NCARB

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