

Cobblestone Townhomes HOA Board Meeting
January 9th, 2019
Minutes

The meeting was called to order by the President, Bruce Stuart.

On motions duly made and seconded, it was voted that:

1. The title of the minutes from 11.2.18 be changed to "Cobblestone HOA Homeowners and Board Meeting."

Furthermore, by RESOLUTION and motions duly made and seconded, it was voted that:

2. The signers on the First Southwest Bank Account shall be the following:
 - a. Bruce Stuart – President
 - b. Steve Blechschmidt – Vice President
 - c. Ryan Searle – Treasurer and Secretary
 - d. Jason Peterson – CPA
 - e. The following signers should be REMOVED:
 - i. Jack Searle
 - ii. Jari Sage
3. A late fee of 10% will be assessed on all dues after 15 days. This will be effective April 1st, 2019
4. A \$25 fee will be assessed for dues that are paid monthly or quarterly. Dues that are paid in full at the first of the year will not be charged this \$25 fee. This will be effective April 1st, 2019. The purpose is to help offset the extra cost of accounting involved in monthly or quarterly payments.

Furthermore, the following topics were discussed by the board:

CC&Rs:

- Bruce would like a word documents of the CC&Rs
- Ryan will try and find the CC&Rs in word document form.

Website:

- Need to add the following:
 - o Current year budget
 - o Reserve Study
 - o Yearend financials

Sale of Units:

- The board wants to encourage all sellers to have buyers sign a letter that states the buyer has reviewed the CC&Rs and knows where to find all the documents (on the website).

PO Box Set Up:

- Bruce will set up a PO Box for the association that all homeowners can mail their checks to.

New Accountant:

- Bruce and Steve met with Cornerstone Accounting and have decided to use them instead of Wilson Rea Beckel & Associates.
- Ryan will send the roaster of homeowner contact info to the bookkeeper.

Letter from President:

- Steve would like to give a vision statement in the letter that explains the reasons for enforcement.
- Bruce will draft a letter that notifies homeowners that trash cans must be kept in doors and the parking spaces are parallel parking spaces that must not be occupied overnight or during a snow storm when being plowed.

Unit #7 Deck Structure:

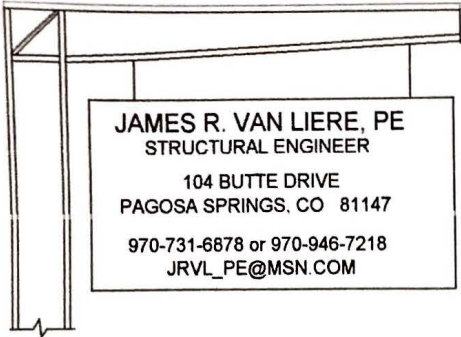
- Bruce received communication from a concerned homeowner about jacks holding up the deck at Unit #7. Bruce hired James R. Van Liere, PE to evaluate the structural safety of these jacks. It was determined through this study that the structure is safe and the accompanying letter is attached to these minutes.
- Bruce paid for the cost of the evaluation and requests to be reimbursed. The cost was \$480.00.
- Steve motioned that Bruce should be reimbursed
- Ryan Second

Steve moved to adjourn

Bruce second

Meeting adjourned

November 7, 2018
JRVL No. 2262.0



Mr. Bruce Stuart
Cobblestone HOA President
Unit 8 – Cobblestone Lane
Pagosa Springs, CO 81147

Re: Unit 7 – Cobblestone Lane - Deck and Foundation Observations

Dear Mr. Stuart:

As requested, on Tuesday afternoon, November 7, 2018, I visited the subject residence for the purpose of observing the front porch deck, its foundation and the back deck and its foundation.

As per my usual procedure for observing a residence for structural abnormalities, I observed the exterior of the building, paying particular attention to the separation of the front and back deck framing where it attaches to the main foundation wall of the structure. Based upon observation of these structural components, I found no evidence or signs of what “might be considered” major or minor structural distress.

Typically, all foundations settle slightly with time as the bearing soil consolidates. Based on what was observed, it appears that this foundation is vertically stable relative to settlement. However, it appears as if the two concrete corner piers supporting both the front and back decks and associated roof framing have moved laterally away from the main part of the structure. More than likely, this is caused by either one or both of the following conditions.

- 1: A small section of expansive soil is present between the main part of the structure and the corner piers that has swelled slightly due to moisture with the result that the pier has moved laterally and pulled part of the deck framing with it.
2. Enough moisture has penetrated the soil between the main part of the structure and the corner piers and has swelled slightly due to frost heave. Generally speaking, frost heave has the tendency to lift a structure, such as a concrete slab, but in reality it also expands laterally, i.e., in three dimensions.

The source of the moisture penetrating the soil is from three sources- rain, snow and the sprinkler system. Sprinkler heads in close proximity to the rear and front decks are probably the primary source of moisture. It may be wise to remove the sprinkler heads near the decks and replace the grass with gravel over a plastic membrane that drains the water away from the structure. The general concept is to keep as much water as possible away from the soil between the main part of the structure and the isolated, concrete corner piers.

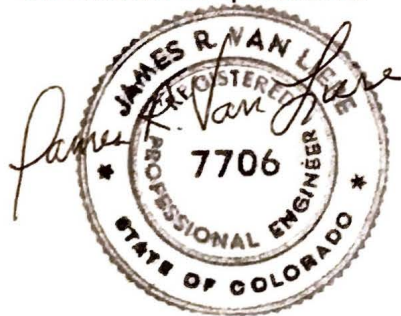
Automobile jack stands on what appeared to be 2 x 12 x 24" boards were observed under the mid-span of the rear deck floor joists. The deck joists are of 2 x 10's spaced at 12-inches on-center and pressure-treated Hem-Fir, Grade 2 or better, with a minimum bending stress of

1,200 pounds per square inch (psi). Based on this information, the maximum deck load is 207 pounds per square foot (psf) with a deflection of 0.47-inches. Based on a dead load of 5 psf and a live load 50 psf (a more reasonable live load), the maximum deflection would be 0.12-inches. With the jack stands installed, the deflection reduces to 0.01-inches. All things considered, the rear deck deflection is well within tolerance per the building code.

Based on my visual observations, knowledge and experience in dealing with conditions of this nature, it is my "opinion" that there is no cause for concern "at this time" relative to the structural integrity of this residence. Based on a review of the drawings prepared by Reynolds & Associates, dated June 6, 2014, no code violations were discovered.

It is suggested that the recommendations discussed above be followed and the situation be monitored periodically. Should conditions worsen, please feel free to contact me.

I trust this letter-report satisfies your needs for now, but feel free to contact me if you have any comments or questions.



11-7-18

Yours truly,

James R. Van Liere, PE, SE
Consulting Structural Engineer

Hard copy mailed to Mr. Steve Blechschmidt