

**COBBLESTONE TOWNHOMES HOA**  
**BOARD OF DIRECTORS MEETING**  
**October 28, 2019**

Minutes of the Board of Directors Meeting of the Cobblestone Townhomes Home Owner Association, Pagosa Springs, CO, held at 1 Cobblestone Lane, in Pagosa Springs, CO at 11:07 am on the 28<sup>th</sup> day of October, 2019.

**I. CALL TO ORDER**

Board Member Bruce Stuart called the meeting to order at 11:07 am

**II. ROLL CALL OF OFFICERS**

Board Members: Bruce Stuart, Steve Blechschmidt, and Ryan Searle  
Manager: Jack Searle

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING DATED 9/17/19**

Bruce moved to approve the minutes dated 9/17/19. Seconded by Steve.

**IV. President's Remarks:**

Bruce wanted to thank Jack, our manager, for watching costs this year as it looks like we are going to be under budget this year.

**V. Managers Report:**

- Unit 4
  - The inside of Unit 4 has been corrected by BWD Construction.
  - The outside flashing still needs to be installed and will be installed soon.
  - Bruce confirmed with the TOPS that nothing was permitted for the addition above the garage. Whoever purchases Unit 4 will need to work with the TOPS to get it corrected. They will not be able to close escrow until it is corrected.
- Manager for Next Year
  - Jack and Brian are going to co-manage Cobblestone for 2020.
- Winter Maintenance List
  - Jack hopes to have the heat tape finished by the 15<sup>th</sup> of November. At the latest December 1<sup>st</sup>. Brian will make sure all is plugged in and turn on as well.
  - The lines for the sprinkler system have been blown out. Jones Landscaping will be sending a bill on that.
- Rocks to protect electrical box next to Unit 4.
  - Jack will get bid and send to Bruce
- Electrical Outlet cover needs replaced in front of Unit #8
  - Jack will get this taken care of.
- Sides on electrical cover by Unit 12.
  - Ryan will see if Tom can do this when he installs the privacy fence at 2 Cobblestone.

**VI. Finance:**

- Budget for 2020
  - Steve motioned to make the 2020 budget \$58,000.
  - Ryan second. Motioned passed 3:0.
- A/R:
  - Ryan will follow up with owners that have a due balance.

**VI. ARC:**

- Unit 2 has filed an application for a privacy wall that does not match the size of the other privacy walls. The board decided to approve the same type of wall that has been built on the units.
  - Bruce will send notice to Unit 2 of the ARC committee's decision.

**VII. Website:**

- Ryan will update our main picture once he receives it from the photographer

**VIII. Old Business:**

- Flood Insurance:
  - The revised FEMA study has been approved according to James. It takes 3 months to be issued. We will check back on this at our 2020 board meeting.
- Dryer Vent Cleaning:
  - Ryan will send out an email to all the owners about dryer vent cleaning and recommend cleaning once per year.
- Emergency Notification & Procedures:
  - The contact list is shared with the board through Google.

**IX. New Business:**

- STRs:
  - There was discussion between the board about Short Term Rentals and future things to implement
- Steve Blechschmidt is resigning from the board as of December 31<sup>st</sup>, 2019. Bruce motioned that Ryan would take over Steve's remaining term, which is 1 year. Motioned carried.
- Automatic Payments:
  - We can draft up a PDF with our account and routing number.
- Owner's Board Meeting is November 1<sup>st</sup>
  - Ryan will send the budget packet to the board for review before the meeting.

Steve made a motion to adjourn the meeting at 12:00pm. Seconded by Bruce. Motion Carried.