

**COBBLESTONE TOWNHOMES HOA  
BOARD OF DIRECTORS MEETING  
September 17, 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 2:04 pm on the 17<sup>th</sup> day of September, 2019.

**I. CALL TO ORDER**

Board Member Bruce Stuart called the meeting to order at 2:04pm

**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 5/29/19**

Bruce moved to approve the minutes dated 5/29/19. Seconded by Steve.

**IV. Executive Session:**

The board entered into an executive session to discuss letter from attorney for Unit 4.

**V. Managers Report:**

- Manager for Next Year:
  - Jack would prefer not to be the manager for 2020.
  - The board discussed options for a new manager. Brian (our current landscaper/handyman) might be a good option as he knows the sprinklers.
  - Jack will reach out to Brian to see if this is something that he would like to do.
- Landscaping:
  - We will use Brian next year if he is still willing.

**VI. Finance:**

Ryan is estimating that we will come in at \$30,700 for total operating expenses in 2019. This is \$822.00 under budget. This is because we were substantially under budget for landscaping and our contingency helped to cover other overages (snow removal being the largest).

Ryan presented a proposed 2020 budget for the board to consider. This will be discussed at the homeowners meeting on November 1, 2019.

**VI. ARC:**

- Units 3, 11 & 12 have been approved for a privacy wall by the ARC committee.

**VII. Owner Contact Info:**

- Owner contact info is

**VIII. Old Business:**

- Flood Insurance:
  - We would have to amend the CC&Rs if we want the HOA to pay for the flood insurance.
- Dryer Vent Cleaning:
  - Ryan will send Bruce the contact for Arlie's Chimney Sweep
- HOA Additional Insured Needed on Homeowner's insurance for the following:
  - Unit 1
  - Unit 2
  - Unit 7
  - Unit 9
  - Unit 10
  - Unit 11

- Unit 13
- Unit 14
- Unit 15
- Unit 16

**IX. New Business:**

- Transfer fee will be \$300. Approved by board.

Steve made a motion to adjourn the meeting at 3:40pm. Seconded by Bruce. Motion Carried.