

COBBLESTONE TOWNHOMES HOA
BOARD OF DIRECTORS MEETING
February 4, 2020

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 2:00 pm on the 4th day of February, 2020.

I. CALL TO ORDER

Board Member Bruce Stuart called the meeting to order at 2:00 pm

II. ROLL CALL OF OFFICERS

Board Members: Bruce Stuart, Ryan Searle, and Richard Roberts (via phone).

Manager: Jack Searle

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING DATED 11/1/20

Bruce moved to approve the minutes dated 11/1/20. Seconded by Ryan.

IV. President's Remarks:

Bruce said things are looking good, but there are few items to discuss today.

V. Managers Report:

- Snow Removal:
 - Bruce inquired about the north side driveways not being cleared. Jack said the current snow contract is for 4" or more and this is the reason.
 - Jack said he would be willing to shovel the driveways for Units 11 – 12 & 15 – 16 with snows less than 4". Unit 10 will be shoveled as needed since no one is living there right now. Jack will include this time on his invoices.
- Roof or other maintenance problems:
 - Unit 4 roof is working great with the heat tape being plugged in!
 - Steve brought up an ice dam issue on Unit 15, but it is not an issue because there is not a transition point there.
- Concrete Drives and Curbs:
 - Bruce is noticing the concrete breaking up. Jack has talked with Ross Lewis and Ross thinks most of the issues are from salt.
 - Jack stated there is a certain salt that works the best and doesn't hurt concrete.
- Unit 3 Noise Complaints:
 - Unit 3 has been complaining about noise coming from Unit 2. The sound rating code for party walls is a rating of 40 FSTCs and fox block is rated 50 FSTCs.
 - Jack has called the owner of Unit 2 to let him know of the complaint. The owner will be putting up signs to hopefully help this issue.
 - Richard asked if we should do a test. Ryan said that a test has been done with Bluetooth speakers and it was very muffled.
 - Richard asked about our authority regarding noise complaints. Bruce said we need to develop these regulations in more depth.
- Boulders to Protect Electrical box in between Unit 3 & 4:
 - The boulders never got placed, but this will be done in spring 2020.

VI. Finance:

- 2019 Year End Financial Review:
 - Bruce has been working with our bookkeepers to get everything straight. We had a cash/accrual issue and this has been corrected. We also had an issue with reserve money being put into the operating income.
 - Overall, we were under about \$1,000 in our operating budget for 2019!
- Current Receivables:
 - 2 homeowners are paying monthly: Unit 12 & Unit 13.

VI. ARC:

- 1 Cobblestone Privacy Wall:
 - Bruce motioned to approve. Richard second. Passed unanimously
- 4 Cobblestone Lane Remodel:
 - Richard put forth a motion: To approve the request for remodel as it affects the first floor bedroom removal that faces the river, but not in respect to any changes that have been made in the space above the garage. Bruce second the motion. Passed unanimously.
 - Ryan will email Brigit with approval.

VII. Website:

- Ryan has updated the photo on the website.

VIII. Old Business:

- Emergency Notification and Procedures:
 - We have a full list of emergency contacts in our Google Drive.
 - Ryan has a box with all the master keys. This will stay with Ryan until he is off the board.

IX. New Business:

- No Parking Signs:
 - Bruce would like to get 3 “Parallel parking only and no overnight parking” signs. These would be posted at the 3 public parking areas.
 - Ryan will work on getting a cost for these with cedar posts.
- 2020 Reserve Fund Items:
 - Roadway Crack Sealing: Jack will get a price on this.
 - Units 10 – 12 restraining: Ryan will reach out to Once-a-Tree to get a quote.
 - Heat Tape replacements: We will have someone look at all the heat tape in the spring.
- Icicles – Unit 5:
 - Richard has icicles coming from his light fixtures under his deck.

Ryan made a motion to adjourn the meeting at 3:11pm. Seconded by Bruce. Motion Carried.