

**COBBLESTONE TOWNHOMES HOA**  
**BOARD OF DIRECTORS MEETING**  
**June 10, 2020**

Minutes of the Board of Directors Meeting of the Cobblestone Townhomes Home Owner Association, Pagosa Springs, CO, held at 3500 W HWY Unit 104, in Pagosa Springs, CO at 11:00 am on the 10<sup>th</sup> day of June, 2020.

**I. CALL TO ORDER**

Board Member Bruce Stuart called the meeting to order at 11:05 am

**II. ROLL CALL OF OFFICERS**

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

Manager: Jack Searle

Owners present via zoom call: Kristin McCollam, John Grant, Dina Jackson

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING DATED 2/4/20.**

Bruce moved to approve the minutes dated 6/10/20. Seconded by Robert.

**IV. President's Remarks:**

Bruce reported that all the units in Cobblestone are sold out and we have everyone moved in. We welcomed Kristin and Karen into Unit 1.

**V. Managers Report:**

- Concrete Issues:
  - It took a while to get in touch with Ross Lewis. Ross claims it is not his issue, but there are a lot of reasons for issues like this to come up.
  - We do have the opportunity to cut out a sample piece of concrete and get geotech
  - Unit 1 owner gave an update on the patch work that Ross did for Unit 1. Jack explained that it should blend in better as time goes.
- Staining of Units 10-12
  - Staining was completed by Once-A-Tree in May. Jack reviewed the work and was pleased with everything. Once-A-Tree did two coats on the south and west side of the building at no extra charge for us.
- Lawn Maintenance
  - BWD Construction has taken this maintenance over.
  - Bruce commented that between 5 & 6 is all weeds. This needs to be addressed. Jack said that weed and feed was used for fertilizer. Jack will be reapplying the weed and feed soon in this area to see if this helps.
  - Trimming along the river:
    - This is a full day job for 2 guys.
    - The Board approved BWD Construction to trim along the river.
- Replacing the Tree in front of Unit 9:
  - Jack will get a price on getting a replacement tree. Jack mentioned it is better to plant in the fall and this could be for approval at the next board meeting.
- Rock in front of the electrical box:
  - BWD Construction can place this rock for \$850. Bruce said to hold off on this until later in the year.

**VII. Old Business:**

- Unit 2 Issues:
  - Hot Tub:
    - The board had discussed charging an extra water fee for those who want a hot tub in emails on April 2019. The board discussed a fee of \$15/month. This was never completed though.
    - Unit 3 owner asked about how the hot tub was approved. Ryan stated that all we see from the board was emails discussing an extra water fee.

- Proof of Insurance:
  - Bruce would like approval from the board that if we do not receive necessary proof that the HOA has been added to the insurance in the next 30 days we issue a fine of \$50. Dick agreed that this was a good progressive step.
  - Bruce made a motion to issue a fine of \$50 if we do not receive this in 30 days from today. Richard second. Passed unanimously.
- Local contact:
  - The TOPS requires a local contact and Unit 2 does not have this.
- Quiet Time:
  - Unit 1 owner mentioned that Unit 2's listing shows quiet time at 11pm.
- Town of Pagosa Springs Enforcement:
  - The Town has said if they get enough complaints they will not renew the rental license when it comes up for renewal.
- Rules and Regulation:
  - Dick said the way forward is to work on a set of rules and regulations.
  - Unit 1 owner said she will share some example docs for us to use.
  - The Board is going to work on a set of rules and regulations to present to Unit 2 and the rest of the community

**VI. Finance:**

- Bruce is having money moved from the operating account to the savings account for the reserves as this is where it belongs.
- Bruce is having the P&L and Balance Sheet revised slightly to reflect the reserves correctly.

**VI. ARC:**

- No Overnight Parking Signs:
  - Richard moved to approve the 3 overnight parking sign. Ryan Second. Passed unanimously.
- Snow Removal on north side of Units 1 – 3
  - Bruce moved to have snow removed from the north side of units 1 – 3 on the patio. Ryan second. Passed unanimously.

**VII. Website:**

- Ryan will be updating Richard on the board info on the website.

**IX. New Business:**

- List of Posted Rules:
  - Bruce would like to put together a list of Posted Rules that must be posted in every short-term rental unit and on their online listing. Specific rules:
    - Quiet hours
    - Maximum Occupancy
    - Parking
  - Parking:
    - Garage and driveway are the only places you can park. Guest parking cannot be overnight! Overnight guest should park on the west side of 5<sup>th</sup> across from the park.
- List of Fines:
  - Bruce would like to get a list of fines put together. Richard will take lead on this.

At 12:08pm the board went into executive session.

Ryan made a motion to adjourn the meeting at 12:20pm. Seconded by Bruce. Motion Carried.