

COBBLESTONE TOWNHOMES HOA
BOARD OF DIRECTORS MEETING
September 24, 2020

Minutes of the Board of Directors Meeting of the Cobblestone Townhomes Home Owner Association, Pagosa Springs, CO, held via zoom at 1:30 pm on the 24th day of September, 2020.

I. CALL TO ORDER

Board Member Bruce Stuart called the meeting to order at 1:48 pm MST

II. ROLL CALL OF OFFICERS

Board Members: Bruce Stuart, Ryan Searle, and Richard Roberts

Owners present: Robert Nuttall

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING DATED 6/10/20.

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

IV. Managers Report:

- New Manager
 - Jack has met with Tammy to turn over the management to her
- 11 & 12 Cobblestone Driveways
 - Jack met with Concrete Connection and they are willing to patch the driveways of unit 11 & 12 in the spring. BWD has agreed to be responsible for Unit 11 driveway and Unit 12 driveway will be the responsibility of the homeowner.
- Reserve Study
 - Bruce would like Jack to look at the reserve study to make sure those prices seem reasonable.
- Sprinkler Systems:
 - Need to make sure the pipes are blown out. We will check with BJ Jones.

V. Old Business:

- Approvals since our last board meeting:
 - 1.0 Hiring of Nate Smith as the HOA Attorney.
 - 2.0 Bid to repair the roof of Unit #6 & 7.
 - 3.0 Replace the tree in front of Unit 9.
 - 4.0 Approve the bid from BWD Construction for the repair of Unit #7's front deck with a reservation of rights pending determination of whether the cost of the repair is covered by the developer's construction warranty.
 - 5.0 Approved Unit 1 side wall subject to having it built with the same design, materials and height as you current privacy wall.
 - 6.0 Approved Cobblestone Townhomes Home Owner Association to place JR Towing's name and phone number on the no-parking signage at Cobblestone Townhomes on the following terms: (a) an agent of the Association will notify you when we want a car towed, (b) an agent of the Association will sign an authorization to tow and be present during the tow, (c) the Association will pay the towing charge (currently about \$100 absent extraordinary conditions (e.g., snowstorm)), and when and if the owner redeems the car JR Towing will collect the towing charge from the owner and reimburse the Association; and (d) JR Towing will retain any other fees or recoveries, e.g., storage charges, sale proceeds.
 - 7.0 Approve the roof repairs on units 4 and 7.
 - 8.0 Approved with the contingency that Unit 1 will accept the liability of staining and repair for any dry rot or mold in unit 1 & 2 resulting from extending the privacy wall to the ceiling.
- Dick moved to approve all of these approvals. Bruce second. Passed unanimously.

VI. Finance:

- Ryan gave a finance report.
- Ryan will work on a 2021 budget and have this sent out before the homeowner's meeting on October 26th.

VII. ARC:

- Unit 4 ARC Request:
 - Steve Ward has requested to put a sliding glass door in the 3rd bedroom (that will be constructed soon).
 - Dick made a motion to approve contingent upon Steve clearing the final plans and specifications with the board.

VIII. Website:

- Ryan has met with Dina and Tammy on how to update the website.
- Ryan Searle Design will continue to host the website at \$345/year.

IX. New Business:

- Approval of Rules and Regulations:
 - Dick moved to approve the rules and regulations. Bruce second. Passed unanimously.
- Approval of the Settlement Agreement for the removal of the hot tub:
 - Dick moved to approve the settlement agreement for the removal of the hot tub. Bruce second. Passed Unanimously.
- Homeowners running for the board:
 - Kristin is interested in running for the board. Bruce will reach out to the homeowners to see if anyone else is running. Ryan will not be running again.
- List of fines:
 - We have an example of fines from Kristin. Bruce will work with Nate on getting another example for us to review as well.

At 2:23pm the board went into executive session.

Bruce made a motion to adjourn the meeting at 2:30pm. Seconded by Dick. Motion Carried.