

**COBBLESTONE TOWNHOMES HOA
ANNUAL MEETING
October 23, 2020**

Minutes of the Annual Meeting of the Cobblestone Townhomes HOA, Pagosa Springs, CO, held at 105 Country Center Drive, #4, in Pagosa Springs, CO, at 2:00 pm on the 23rd of October, 2020.

I. CALL TO ORDER

Board President Bruce Stuart called the meeting to order at 2:10 pm.

II. ROLL CALL OF HOMEOWNERS

Homeowners: Tammy Walters #3, Steve Ward #4 & #15, Dick and Cathy Roberts #5, Lauren Phillips #6, Bruce and Carol Stuart #8, Pat and Kathy Ownbey # 11.
Homeowners via Zoom call: Kristin McCollam #1, Dina Jackson #3, Ryan Searle #9, Linda Holt #12

III. PROOF OF NOTICE OF MEETING

Ryan sent it.

IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING DATED 6/10/2020

Steve Ward moved to approve the minutes. Seconded by Cathy Roberts.
Unanimously approved.

V. INTRODUCTION OF OWNERS PRESENT

VI. MANAGER'S REPORT

- A) Staining of Units 8, 9, 13-16, will be done next year.
- B) Asking for an increase in money for landscaping (mulching flower beds)
- C) Fence along the north boundary will be done in the spring (we are to do the upkeep)
- D) Two trees behind #9 need to be removed (\$700)
- E) Need for a manager's email address (hoa@cobblestonetownhomeshoa.org)

VII. TREASURER'S REPORT

There will be two special assessments in 2021. First, for the overrun of the legal expense not budgeted to be due in March. The second assessment is for the State of Colorado mandated back flow preventer. The projected cost is up to \$20,000.00. This special assessment will be pushed off as long as possible, perhaps to August or September. Tammy will check into the water meters and whether it would be cost effective to get individual meters with back flow valves.

VIII. ELECTION ON NEW BOARD MEMBER

Kristin #1 was elected by acclamation as a board member with Steve Ward making the motion and Dick Roberts seconding.

IX. OLD BUSINESS

None

X. NEW BUSINESS

A) Bruce presented an internet alternative. The City is putting in fiber to the new works barn. He has proposed to the City to use his garage to house equipment to broadcast internet from his roof to anyone in Cobblestone who wants it. Possible costs: \$120 for 100mb, \$150 for 250mb. Seven or eight owners were interested but not willing to commit at this time.

B) Need to set fees for not abiding by the rules and regulations.

C) Rental units should have local property management for rentals (within 60 minutes of property)

XI. THANKS TO SUNETHA FOR LETTING US USE THEIR FACILITIES

XII. ADJOURNMENT

Dick moved to adjourn with Steve seconding.