

COBBLESTONE TOWNHOMES HOA
BOARD MEETING
February 10, 2021

Minutes of the Board Meeting of the Cobblestone Townhomes HOA, Pagosa Springs, CO, held by Zoom at 4pm MST.

- I. CALL TO ORDER
Board VP Dick Roberts called the meeting to order.

- II. ROLL CALL
 - A) DIRECTORS: Kristin McCollam; Dick Roberts; Bruce Stewart (joined shortly after Roll Call)
 - B) HOMEOWNERS: Kristin McCollam #1, Tammy Walters and Dina Jackson #3, Dick and Cathy Roberts #5, Roberts Nuttal #7, Bruce Stuart #8, Anthony & Crystal Perry #15

- III. PROOF OF NOTICE OF MEETING
Kristin McCollam sent notice of the meeting by email on February 8 to all directors and owners. A proposed annual schedule was also sent on February 1.

- IV. APPROVAL OF MINUTES
Kristin McCollam moved to approve, Dick seconded, and the motion was unanimously approved.

- V. ELECTION OF OFFICERS
Dick Roberts moved, and Bruce Stuart seconded to approve the following officers: Kristin McCollam, President; Dick Roberts Vice President/Secretary; Bruce Stuart Treasurer. The motion passed unanimously, and Kristin took over as chair of the meeting.

- VI. MANAGER'S REPORT
 - A) Tammy Walters presented ice issues with #1, 2, 3, 10, 11, 12, 13, 14 and 15. There was a consensus to get advice from an expert.
 - B) Tammy will inform #2 that a warning sign needs to be posted for renters regarding ice issues on the patio.
 - C) The removal of the two dead tree behind #9 will take place at the end of April, pending available budget.
 - D) On May 8, we will hold a community potluck. Prior to the potluck, we welcome volunteers to help with spring clean up/landscaping.
 - E) Discussed requiring the STR managers to give Tammy their phone numbers so she can contact the managers directly when problems arise.

- F) Discussed the problems with STR trash cans. Anthony # 15 is trying a new process whereas his property manager removes the trash therefore he has no other trash pick up.
- G) The fence along the north side of Cobblestone will be completed with the weather permits.

VII. OLD BUSINESS

- A) Still working on the fine schedule. Discussed fines for trash problems and large vehicles blocking the street.
- B) Discussed insurance; the amounts the HOA have are enough. Mentioned that STR owners need to have an STR rider.
- C) Discussed the need to update and simplify the governing documents since the development phase is over and to address STRs.
- D) BWD will replace the tree in front of #1.

VIII. FINANCE

- A) Bruce reported that we will have a special assessment March 1, 2021, for the attorney's fees regarding the hot tub in #2 (see attachment for each unit amount).
- B) A second special assessment of \$500 per unit will be made effective on September 1, 2021, for the state-required back flow preventor. Thanks to Tammy for obtaining a substantially lower quote than the first projected amount.

IX. ARCHITECTURAL REVIEW COMMITTEE REPORT

- A) We need to emphasize to owners that Article 10 requires board approval for exterior or drastic interior changes.
- B) Bruce wants to add an antenna on roof of #8 for the high-speed internet. He will put it in writing and present it to the board.

X. WEBSITE

Kristin and Tammy are working on updating the website to include all information about Cobblestone an owner might want to know.

XI. NEW BUSINESS

We will have meetings as needed on the second Wednesday of every month at 4:00 pm MST.

XII. ADJOURNMENT

The meeting was adjourned.



Secretary