

**COBBLESTONE TOWNHOMES HOA**  
**BOARD MEETING**  
April 14, 2021

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

- I. CALL TO ORDER
- II. ROLL CALL
  - A) DIRECTORS: Kristin McCollam; Dick Roberts; Bruce Stewart
  - B) HOMEOWNERS: Kristin McCollam #1, Tammy Walters and Dina Jackson #3, Dick and Cathy Roberts #5, Bill and Lauren Phillips #6, Robert Nuttal #7, Bruce Stuart #8, Tammy Searle #9, and Amanda and David Dronet #10.
- III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on April 12, 2021 to all directors and owners.
- IV. APPROVAL OF MINUTES

Dick Roberts moved to approve the minutes from February 10, 2021, Bruce Stuart seconded, and the motion was unanimously approved.
- V. MANAGER'S REPORT
  - A) The water backflow valve instillation date has not been set.
  - B) # 11 roof is fixed and will be billed under the reserves. Waiting on report/bid for ice issues.
  - C) Potluck dinner has been changed to May 21. Landscape workday is May 22.
  - D) North side fence is progressing.
  - E) Damage to the garage of #2 needs to be fixed. The quote will be given to the new owners.
  - F) Tree replacement for #1 has not been done. Tree removal behind #9 has not done.
  - G) Tammy will follow up with email request to those STR to provide local manager contact.
  - H) The website is up and running.
  - I) Discussion was had on the amount to charge for document preparation for sales of townhomes. Bruce Stuart moved to set \$300 for the document preparation fee, Dick Roberts seconded, and motion was unanimously approved.
- VI. OLD BUSINESS
  - A) Only half of owners have provided insurance information to Shantilly.
  - B) ARC- Bruce is still working on the highspeed internet. The line has not been installed to the city maintenance barn.

VII. NEW BUSINESS

- A) Discussion on the Cobblestone Vision regarding full time, part time, and STR.
- B) Discussion on the rental acknowledgement form and fine schedule. Motion by Dick Roberts and second by Bruce Stuart to accept the form and schedule with some revision. Motion was unanimously approved.
- C) The reserve study was discussed.
  - i. Dick and Kristin will do a walk around on the roadway cracking and sealing.
  - ii. Painting the exterior of 8, 9, and 13 – 14 will be done in July.
  - iii. A quote is needed for 2022 for exterior painting of 1-3.
  - iv. The electrical ice removal systems have been checked. Tammy is waiting for feedback.

VIII. FINANCE

- A) The first special assessment was due on March 1.
- B) The second special assessment of \$500 per unit is due September 1.

IX. ADJOURNMENT

  
Secretary