

**COBBLESTONE TOWNHOMES HOA  
BOARD MEETING  
May 19, 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;
- B) HOMEOWNERS: Kristin McCollam #1, Tammy Walters #3, Dick and Cathy Roberts #5, Lauren Phillips #6, and Tammy Searle #9.

III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on May 11<sup>th</sup> changing the date to May 19<sup>th</sup> to all directors and owners.

IV. APPROVAL OF MINUTES

Kristin McCollam moved to approve the minutes from the April 14<sup>th</sup>, 2021, meeting of the Board of Directors. Dick Roberts seconded, and the motion was unanimously approved.

V. MANAGER'S REPORT

- A) The potluck and work on the landscaping will be held May 21 and 22.
- B) The backflow valve has been installed and is ugly! Plans to landscape it. When it was installed, a leak was detected and fixed which added several hundred dollars to the bill but should reduce our water bill. Garage dent on # 2 was repaired and Tammy paid for it and will seek reimbursement. #1 tree has been replaced. #9 trees have been removed. The sprinklers will be turned on Thursday.
- C) Tammy has received all of the STR local agents' contacts. We discussed putting it on the website for all to have.
- D) Once-A-Tree will be staining Units 8, 9 and 13-16 in July. They will begin power washing on July 9 and staining July 12-22.
- E) The northside fence has been completed. Boulders were moved and need to be replaced in original positions.
- F) Repairman is coming May 20<sup>th</sup> to assess the ice dam equipment, make sure it works, and see about replacing the manual switches with automatic equipment.

VI. OLD BUSINESS

- A) Six owners have not provided their proof of insurance and lender information. Tammy will contact them.
- B) Bruce is still working with the city/internet provider on the highspeed internet antenna for the community.

- C) In June, Kristin, Bruce, and Dick will make a tour of the roadway to check for cracking and possible need for sealing.

VII. NEW BUSINESS

- A) Dick moved to approve the amended the Rules and Regulations, the revised Rental Acknowledgment, and Fine Schedule. Kristin seconded and the motion was unanimously approved.
- B) Kristin will contact the insurance agent about a blanket flood policy for the community.

VIII. FINANCE

- A) The amount for the back flow valve will be sent out before they are due in September. The amount of the assessments will change since a leak was fixed at the same time.
- B) Someone asked about line 6051 on the Profit & Loss statement. Kristin will ask Bruce about it.

IX. ADJOURNMENT

  
Secretary