

**COBBLESTONE TOWNHOMES HOA  
BOARD MEETING  
July 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, Blake Gansbory #2, Tammy Walters and Dina Jackson #3, Dick and Cathy Roberts #5, Bruce and Carol Stuart #8, and Anthony and Crystal Perry #15.
- III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on July 10, 2021, to all directors and owners.
- IV. APPROVAL OF MINUTES

Dick Roberts moved to approve, Bruce Stuart seconded, and the motion was unanimously approved.
- V. MANAGER'S REPORT
  - A) Welcome to new owners in #11 and #12
  - B) Back flow valve is finished and landscape is in good shape. The new mulch is being blended in with the old mulch.
  - C) Staining of Units 8,9 and 13-16 should be finished July 22.
- VI. OLD BUSINESS
  - A) Proof of insurance and Lender information are still needed for several units. Manager needs update from Shantilly at Cornerstone.
  - B) ARC- There is nothing new on the high speed internet antenna.
  - C) Kristin suggested that we take the roadway sealing and cracking off of the reserve this year and add it to next year.
  - D) Several units have not submitted their Rental Acknowledgment forms. Several units have posted the Rules and Regulations on their websites. All units have to post them. Manager to advise on status.
- VII. NEW BUSINESS

- A) Flood insurance is still being discussed. We need to know who has it and who doesn't. Kristin to follow up with BWD attorney to understand background on CCR's.
- B) The water leak in #6 has caused the need to inspect all of the units along the river.
- C) Robert Nuttall #7 has requested to install a gas fireplace in his unit. Kristin will find out where the vent will be located.
- D) The expansion of Yamaguchi Park will include pickleball courts close to units 10-12.

VIII. FINANCE

- A) Special assessment for the backflow valve is due on September 1, 2021, in the amount of \$500.
- B) Finances are in good shape.

IX. ADJOURNMENT

Adjourned at 4:40 pm MDT

X. EXECUTIVE SESSION

An executive session was called.

  
Secretary