

COBBLESTONE TOWNHOMES HOA
BOARD MEETING
September 8, 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, Lauren Phillips #6, Bruce and Carol Stuart #8, Chad Hodges #12, and Don Jones #16.
- III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on September 1, 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) Manager should receive report back from the insurance company on the lightning strike in a few weeks. Deductible is not known at this time.
 - B) Fall clean up is planned for October 22 and 23.
- VI. OLD BUSINESS
 - A) A majority have completed the STR acknowledgment forms and paid. Tammy to email the several who are outstanding.
 - B) Four units have not provided proof of insurance which was requested in March 2021. Bruce emphasized that the policy needs to reflect that the HOA is an "additional insured." Bruce moved to change the rules to assess a fee of \$50 per month or part thereof that will be charged for those who do not provide the HOA the requested information within 30 days, Dick seconded, and the motion was unanimously approved.
 - C) Flood insurance and whether the CCR should be amended were discussed at length.
 - D) Bruce is still discussing high speed internet with the City. The Barn should receive high speed internet in October 2021.
- VII. NEW BUSINESS

- A) Bruce moved to approve Davis Engineering to provide maps of the water, electrical and sewer lines, and dump stations, and to review and update our reserve study. Kristin seconded, and the motion was unanimously approved.
- B) Bruce moved to change the dates in the Bylaws for the annual member meeting to be held in February or March and the regular meetings of the board to be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Dick seconded, and the motion was unanimously approved.
- C) Dick and Dina will review the CCRs and Bylaws to determine if changes are warranted, with a December 31 target date.
- D) Kristin presented slides on Cobblestone water usage. Due to finding the leak when installing the backflow valve, and Tammy, Dina, and landscaping personnel watering carefully, the amount used has decreased. A pilot program may be installed to the landscaping meter to determine if there are any leaks. Low flow shower heads were discussed. We also discussed current CCR water percentages not reflecting actual water usage since they are based on unit size and not on occupancy+size. We have owners who live here part time, full time and others who STR. The Board of Directors may look at an STR surcharge given the complexity and expense of individual unit water monitoring/billing.

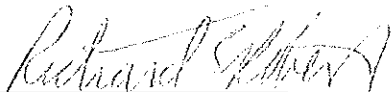
VIII. FINANCE

- A) Several units have not sent in the \$500 special assessments.
- B) The reserve study is needed by mid October so the budget can be started.
- C) Bruce is developing the 2022 budget and it will be reviewed on October 27, 2021.

IX. OTHER BUSINESS

- A) Bruce moved to require each unit to provide keys to the HOA manager so that in case of fire or other emergency, the unit can accessed. Dick seconded , and the motion was unanimously approved. WE also discussed keeping several water hoses in a common area in case of emergency.
- B) The next meeting will be moved to October 27, 2021.

X. ADJOURNMENT


Secretary