

COBBLESTONE TOWNHOMES HOA
BOARD MEETING
April 13, 2022

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; Steve Ward
- B) HOMEOWNERS: Kristin McCollam #1, Tammy Walters and Dina Jackson #3, Steve Ward #4, Dick and Cathy Roberts #5, Bill and Lauren Phillips #6, Bruce Stuart #8, Ryan Searle #9, and Amanda Dronet #10, Chad Hodges #11, and Don Jones #16.

III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on April 6, 2022, to all directors and owners.

IV. APPROVAL OF MINUTES

Dick Roberts moved to approve, Steve Ward seconded, and the motion was unanimously approved.

V. MANAGER'S REPORT

- A) Landscaping – We are using the same man as last year. He will be out later this week to inspect the plants that need replacing and turning on the sprinkler system. May 21 is the date for potluck dinner if we have enough interest.
- B) Resident Keys – The manager has keys to all units.
- C) Items due from owners – All active STR owners have paid the \$100.00. Insurance reminder to highlight the STR and Condo clauses for manager.
- D) Backflow Annual Inspection – Last year it cost \$120.00. It will take place the week of April 25th.
- E) Lift Station/Sewer – We need it inspected every year. The cost last year was \$3000.00, mainly because of things flushed that shouldn't be. It was discussed to have STR's pay extra for problems caused by renters and to have disclosures to renters regarding what can not be flushed. Traps were discussed as possible solution.

VI. OLD BUSINESS

- A) CCR Revision Status – Dick Roberts' goal is to have an analysis of the CCR and LCES out prior to the next meeting. It was mentioned that it will take 66% vote to make changes.
- B) Reserve Study Status/Projects Plan – Inspection of the concrete and pavement will be done to see what needs to be replaced/repaired.

VII. NEW BUSINESS

- A) Roof/Ice Issues - Roofer is coming to inspect roofs and heat tape/cable. Discussed raking roofs for snow removal.
- B) Reserve Budget, Next Steps – We do not have enough cash in reserves for the future. Dues will be increased.
- C) Board of Directors – Kristin McCollam – President; Dick Roberts – Secretary; Steve Ward - Treasurer

VIII. FINANCE

- A) Steve Ward made the motion to move \$13,350.50 unspent in 2021 budget to the Reserves, Dick Roberts seconded, and the motion was unanimously approved.

IX. ADJOURNMENT


Secretary