

**COBBLESTONE TOWNHOMES HOA
BOARD MEETING**

May 18, 2022

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

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, and Bruce Stuart #8.

III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on May 4, 2022, to all directors and owners.

IV. APPROVAL OF MINUTES

Steve Ward moved to approve the Minutes of April 13, 2022, Dick Roberts seconded, and the motion was unanimously approved.

V. MANAGER'S REPORT

A) Landscaping – The edging will be replaced in from of #5 and mulch will be added to some of the flower beds.

B) Several things are still needed from owners. Tammy Walters and Kristin McCollam will meet to discuss them and get email out to owners.

C) PAWS confirmation of Backflow Annual inspection will be delivered by Keith.

D) Lift station/sewer will be cleaned out, with two being corroded and needing to be replaced next year.

VI. OLD BUSINESS

A) CCR revision status – Limited Common Elements were discussed. Dick Roberts asked for copies of the plat/map of the subdivision. More will be sent out by next meeting.


B) Reserves Study – Steve Ward presented new calculations for the reserves need. A meeting will be held on June 11, 2022, 9 – 11 am to discuss the reserves further.

C) Roof and Ice issues will be scheduled to review in June.

VII. NEW BUSINESS - None

VIII. ADJOURNMENT

An Executive Meeting was held after all parties not on the board left.


Secretary