

**COBBLESTONE TOWNHOMES HOA
BOARD MEETING**

July 13, 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, Steve Ward #4, Dick and Cathy Roberts #5, Bill and Lauren Phillips #6, Bruce and Carol Stuart #8, Tammy Searle #9, Chad Hodges #11, and Dan Brennan #12.

III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on July 9, 2022, to all directors and owners.

IV. APPROVAL OF MINUTES

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

V. MANAGER'S REPORT

A) The asphalt/ concrete contractor is scheduled to come July 19 to evaluate the issues that Bruce Stuart and others have determined and give the manager a bid.

B) Kristin McCollam has asked the city if we can put up signs stating "Private, No Through Access" at the entrance of Cobblestone Lane. She will also ask for signage at the intersection of Apache and Yamaguchi to reduce traffic. If City says yes to Cobblestone Lane, she will ask if they will make the signs at our expense.

C) Landscaping was discussed. The manager will walk property with landscaper to clarify mowing areas and weeding rocks around #8 and 9. The manager will ask the landscaper to blow out the irrigation lines by the dead plants in front of #8 and in the courtyard. The manager will assess the amount of mulch needed behind #4 and 5. Money was discussed for these things and replacing dead trees and plants.

VI. OLD BUSINESS

A) Dick Roberts gave a thorough discussion on the CC & Rs's. A copy of the items is attached.

B) Steve Ward cannot find a roofer to replace shingles on several units. Kristin McCollam will ask Tammy Walters to see what we can do to entice Bruce the roofer to come and replace the shingles.

C) Several companies were mentioned to give us recommendations on ice melt systems. HOA may need to mandate improvements and additions as well as use of

the systems. Failure to do so resulting in road issues will be owners' responsibility.

D) Steve Ward discussed the reserve study and will revise it based on Dick Roberts' updates.


VII. NEW BUSINESS.

A) Kristin McCollam talked to the Postmaster about a community mailbox. Pagosa Springs does not have a walking mailman.

VIII. FINANCE

A) Additional information attached.

IX. ADJOURNMENT


Secretary