

**COBBLESTONE TOWNHOMES HOA**  
**BOARD MEETING**  
September 14, 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, Lauren Phillips #6, Bruce and Carol Stuart #8, Chad Hodges #11, and Christian and Kerry Montz #15.

III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on September 1, 2022, to all directors and owners.

IV. APPROVAL OF MINUTES

Dick Roberts moved to approve the July minutes, Kristin McCollam seconded, and the motion was unanimously approved.

V. MANAGER'S REPORT

- A) Welcome to the new owners of Unit #15, Christian and Kerry Montz
- B) The landscaper Rick will plant a new tree in the fall. It was discovered that concrete in the hole where the tree was.
- C) The manager will send out an email for possible dates to have a potluck dinner.

VI. OLD BUSINESS

- A) Dick Roberts is in the process of combining the CC&R to include the changes removing the builder and the common elements. Bruce Stuart stated that the limited common elements needed to be in the insurance part of the CC&R.
- B) Dick Roberts moved to have the shingle issue in #1, 5, 8 and 11 done for not more than \$1500, Steve Ward seconded, and the motion was unanimously approved. The metal roofs should have the seams sealed and the nails pounded back in. Ryan Searle said that the metal roofs were up to code for ice block material. Ice issues on #11 are the most problematic and should be fixed. One company (Daniel) uses hot water pressure system to remove snow and ice rather than raking. Daniel will also be asked to check #5 front vents for any repairs needed due to leak in the front bathroom. Do not use salt on the driveways or walkways.
- C) Steve Ward will finish the Reserve study this weekend. With inflation, we may need more in the reserve.

VII. NEW BUSINESS

A) The SimpleSub Water Meter can monitor leaks. This topic will be discussed at the next meeting.

B) FINANCE

A) Someone was charged twice for the \$100 STR.

B) The owners' package on the budget should be available by November 1, 2022.

C) ADJOURNMENT

  
Secretary