

COBBLESTONE TOWNHOMES HOA
BOARD MEETING
April 26, 2023

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; Daniel Brennan
- B) HOMEOWNERS: Kristin McCollam #1, Dick and Cathy Roberts #5, Lauren Phillips #6, Bruce and Carol Stuart #8, Chad Hodges#11, Daniel Brennan # 12, and Christian and Kerry Montz #15.

III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on March 27, 2023, to all directors and owners.

IV. APPROVAL OF MINUTES

Dick Roberts moved to approve the minutes for December 14, 2022, Daniel Brennan seconded, and the motion was unanimously approved.

V. MANAGER'S REPORT

- A) Landscaping – The landscaper has trimmed and cleaned up. He is now on a 10 day schedule to reduce expenses.
- B) A water leak resulted in a very large bill. Kristin McCollam will send out an email to get owners' approval to check each townhome for the leak.

VI. OLD BUSINESS

A) Staining Plan - See Exhibit A. The sunny sides will be stained every 2 years if the budget allows. If not enough money in the budget, then the posts and fascia will be stained. A motion to approve the four year staining plan was made by Dick Roberts, seconded by Kristin McCollam, and the motion was unanimously approved. Dick Roberts moved to approve the staining of the fence and hire the handyman to do it, Kristin McCollam seconded, and the motion was unanimously approved.

B) Roof Repairs – Two roofers have given estimates for repairs to shingles, leak in front bathroom of #5, overhang shingles on #5 and #8, tighten screws, and paint vent pipes. Steve Ward has an estimate of \$8500 to replace the metal roofs. Dick moved to have Sam the roofer do the shingles and tighten the screws, Daniel seconded, and the motion was unanimously approved.

VII. NEW BUSINESS

- A) Courtyard ideas – Kerry and Christian Montz presented ideas for benches and a different firepit. The benches are on hold due to the water issues. Firepit is also on hold.
- B) A fence on Yamaguchi Street outside of #14 and 15 for privacy was discussed.
- C) Several utility posts need some attention. Daniel Brennan and Chad Hodges will look at them
- D) River units trimming do's and don'ts. See Exhibit B.
- E) Dick will talk to Attorney Nate regarding construction remedies.

VIII. FINANCE

- A) Our water bill is \$844 over budget. PAWSD needs to send alerts.

IX. ADJOURNMENT


Secretary