

**COBBLESTONE TOWNHOMES HOA
BOARD MEETING
May 24, 2023**

Minutes of the Board Meeting of the Cobblestone Townhomes HOA, Pagosa Springs, CO, held by Zoom at 4pm MT on May 24, 2023.

- I. CALL TO ORDER
- II. ROLL CALL
 - A) DIRECTORS: Kristin McCollam; Dick Roberts; Daniel Brennan
 - B) HOMEOWNERS: Kristin McCollam #1, Dina Jackson #3 Dick and Cathy Roberts #5, Bill and Lauren Phillips #6, Roberts Nuttal #7, Bruce and Carol Stuart #8, Chad Hodges #11, Daniel Brennan #12, and Christian Montz#15.
- III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on May 5, 2023, to all directors and owners.
- IV. APPROVAL OF MINUTES

Dick Roberts moved to approve the minutes for April 26, 2023, Daniel Brennan seconded, and the motion was unanimously approved.
- V. MANAGER'S REPORT
 - A) Landscaping – Moving the mowing/weed eating to every 10 days rather than weekly. Chad Hodges, Tammy Walters, and Christian Montz will work on getting mulch and spreading it this weekend.
 - B) Dryer Vent Cleaning - Tammy Walters will contact Ryan Searle for individual's name and will contact owners with the information.
 - C) Tammy Walters to reach out to the Fire Department to see how we become 'fire wise community' to reduce insurance cost.
- VI. OLD BUSINESS
 - A) Water leak/bill – PAWS ' system is down and we were not contacted regarding our large water bill, spent one half of the annual budget.
 - B) Water meters – Kristin McCollam will reach out to Simplesub Water Meter to pilot 2-3 meters and for a demonstration of the software.
 - C) Roof repair – Sam will first fix shingles and see about leaks and tighten screws on # 4 and 8. Second phase will be working on extending the overhang.
 - D) Staining – Units 4-7 will begin September 18th with power washing the Thursday or Friday prior. Discussion on staining facia on sunny sides..
 - E) Builder liability – Units 8 and 9 were built before BWD took over the Townhome. BWD used a contractor build Units 4, 5, 6, and 7 but we don't have a name. Units 10 through 16 were built by BWD. Dick Roberts will contact Nate on the next steps regarding builder defect case.


VII. NEW BUSINESS


A) Flood insurance – Kristin McCollam and Christian Montz will reach out to insurance company regarding HOA and individuals who have it and those that don't.

VIII. FINANCE

Reserve investment – Daniel Brennan made the motion to move up to \$50,000.00 to Marcus-Goldman Sachs or a better option, Kristin McCollam seconded and the motion was unanimously approved.

IX. ADJOURNMENT


Secretary



Reserve Investment Options

1st Southwest Bank

- CD Options
 - 3.3% APY for 12 – 60/month investments
 - Fee for early withdrawals – banker could not provide specific details
 - 1st SW promotes keeping funds local to improve our communities
 - FDIC Insured

Marcus – Goldman Sachs

- High Yield Savings Account
 - 4.15% APY (as of 05/11/23)
 - Can withdrawal funds @ anytime w/o penalty
 - Not local, but funds typically take less than 48 hours to transfer
 - FDIC Insured