

**COBBLESTONE TOWNHOME OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
November 16, 2023

Minutes of the Board Meeting of the Cobblestone Townhome Owners' Association, Inc., Pagosa Springs, Colorado, held by Zoom at 4:33 pm MT.


- I. CALL TO ORDER
  - A) DIRECTORS: Kristin McCollam; Dick Roberts; Daniel Brennan
  - B) HOMEOWNERS: Kristin McCollam #1, Tammy Walters #3, Dick and Cathy Roberts #5, Dee Cruz, assistant to David Dronet #10, and Daniel Brennan #12.
  
- II. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on November 8, 2023 to all directors and owners.
  
- III. APPROVAL OF MINUTES

Dick Roberts moved to approve the minutes for September 25, 2023, Daniel Brennan seconded, and the motion was unanimously approved.
  
- IV. MANAGER'S REPORT
  - A) Dryer Vent Cleaning – Tammy found someone to come on December 7<sup>th</sup> to clean the vents for \$99 per unit.
  - B) Backflow Valve – There is no hole to route in an electric cord to connect the heat tape. Will evaluate on wrapping pipes instead.
  
- V. OLD BUSINESS
  - A) Water leak/Water Bill & Simple Sub Water meter – Dick will review CCR's for budget placement and correct naming of assessment. The cost to monitor the water is \$80 per month.
  
- VI. NEW BUSINESS:
  - A) 2024 Budget Review – Dick Roberts moved to adopt budget and publish it to owners for their review/veto as provided in the CCR's.
  - B) Neighbor /Danny will do our snow removal for approximately \$3500 per year. No driveways will be done. The CCR's only call for road and common areas snow removal, so removal from driveways will be the responsibility of the Owners. If an Owner wants a driveway done, Andrew will do it for \$80.
  - C) Insurance Discussion - Kristin McCollam will call Lisa to get a quote for “studs out” insurance.
  - D) Reserve Study – It appears that the study was over kill. Discussed getting engineer to revise it
  
- VII. EXECUTIVE SESSION: Discussed potential litigation. No action taken.
  
- VIII. ADJOURNMENT

No December meeting  
Next meeting January 10, 2024  
Annual meeting February 15, 2024

As approved January 10, 2024.

  
Secretary