

**COBBLESTONE TOWNHOMES HOA
BOARD MEETING
July 12, 2023**

Minutes of the Board Meeting of the Cobblestone Townhomes HOA, Pagosa Springs, CO, held by Zoom at 4:30pm MT.

- I. CALL TO ORDER
- II. ROLL CALL
 - A) DIRECTORS: Kristin McCollam; Dick Roberts; Daniel Brennan
 - B) HOMEOWNERS: Kristin McCollam #1, Tammy Walters and Dina Jackson #3, Dick and Cathy Roberts #5, Lauren Phillips #6, Amy Nuttal #7, Bruce Stuart #8, Dee Cruz, assistant to David Dronet #10, and Daniel Brennan #12.
- III. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on July 3, 2023 to all directors and owners.
- IV. APPROVAL OF MINUTES

Dick Roberts moved to approve the minutes for May 24, 2023, Daniel Brennan seconded, and the motion was unanimously approved.
- V. MANAGER'S REPORT
 - A) Landscaping – The temperature will be in the 90's next week. Homeowners are asked to water plants in the flower beds for additional water. Several sprinkler heads need replacing. Tammy will get a suggested water schedule out for those who will be home in next few weeks.
 - B) Dryer vent cleaning – The person who does it charges around \$100 per unit. Tammy will send email out for sign up/appointments. Lauren Phillips said they blew theirs out and it wasn't easy—blew out a lint ball the size of a football, so cleaning is definitely called for!
 - C) Firewise - The fire department doesn't do inspections. A nonprofit organization does them and has been contracted to inspect our 16 unit community.
- VI. OLD BUSINESS
 - A) Water leak/Water Bill & Simple Sub Water meter – The system should last 7 years, attaches to the outside of pipes without altering or damaging the pipes, and works on a cell phone connection provided by the manufacturer as part of its monthly monitoring charges. Kristin McCollam moved to use reserve funds to purchase 17 or 18 units and reimburse the reserves with a special assessment. Dick Roberts seconded, and the motion was unanimously approved. Noted that we'll need a policy for turning off water in units that have water leaks.
 - B) Roof repair – The roofer should be out on July 24 to replace shingles and other roof repairs.

VII. NEW BUSINESS: None

VIII. FINANCE

A) Reserve investment – Kristin McCollam moved to move \$50,000.00 from the reserve fund to First Southwest Bank CD at 4.25% for six months unless a better option has been found. Dick Roberts seconded, and the motion was unanimously approved.

IX. EXECUTIVE SESSION: Discussed potential litigation. No action taken.

X. ADJOURNMENT


Secretary