

**COBBLESTONE TOWNHOME OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
September 13, 2023

Minutes of the Board Meeting of the Cobblestone Townhome Owners' Association, Inc., Pagosa Springs, Colorado, held by Zoom at 4:30 pm MT.

I. CALL TO ORDER

- A) DIRECTORS: Kristin McCollam; Dick Roberts; Daniel Brennan
- B) HOMEOWNERS: Kristin McCollam #1, Dick and Cathy Roberts #5, Bruce and Carol Stuart #8, and Daniel Brennan #12.
- C) Guest: Bill Trimarco, Fire Prevention Consultant

II. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on September 6, 2023 to all directors and owners.

III. APPROVAL OF MINUTES

Daniel Brennan moved to approve the minutes for the July 12, 2023 meeting of the board, Dick Roberts seconded, and the motion was unanimously approved.

IV. FIRE PREVENTION REPORT

Guest Bill Trimarco gave us a report on what we need to do to reduce fire damage in our community. Things he suggested are: remove wood chip mulch next to decks, remove dead grass along the river, remove wood fences on decks, and replace Blue Spruce (especially those within three feet of homes/porches) with Aspen or narrow leaf Cottonwood, trim trees one to two feet off the ground, and clean Spruce needles out. We might get up to 60% of the costs back.

V. MANAGER'S REPORT

- A) Landscaping - Plants will be replaced in the spring.
- B) Dryer vent cleaning - Vender has disappeared.
- C) Fence staining – Completed with extra stain on top.
- D) Backflow – Check out why the heat tape is not plugged in.
- E) Website – Consultants still working on it. We are in control, but something is unfinished.

VI. OLD BUSINESS

- A) Simple Sub water & associated – Daniel, Dick, and Kristin measured the pipes for the devices to monitor water usage. They are to be ordered and placed on the pipes. Dick moved to amend the Rules and Regulations to give the HOA the authority to turn off water in a Unit until leaks are fixed. Daniel seconded, and the motion carried. Assessment will be added to next year's budget for the cost of the metering devices.
- B) Roof Repairs - Sam painted the roof pipes black, made repairs, and tightened the roof screws. Older roofs along the river were very loose. Unit #7 owner is

unhappy with the warped boards and light fixtures on his deck. He is worried about safety. No water stains. Daniel and Dick will check on deck ceiling and see if an engineer needs to be hired.

- C) Signs requested from City – Deer crossing and wrong way signs have been requested.

VII. NEW BUSINESS:

Insurance update – Good discussion on insurance. Should consider ‘walls in’ coverage shifting insurance cost from HOA to Unit Owners and reducing risk of HOA insurance being cancelled or made more expensive because of claims. Consider making Unit Owners responsible for snow removal from driveways.

VIII. FINANCE

- A) Debit card – Kristin has it. Cindy needs to know about usage. Give bank statements to Daniel.
- B) Reserve Investment status – 4.3% CD is active.
- C) 2024 Budget Schedule – Line in budget to reimburse reserves for water shortage. Snow removal of driveways is the responsibility of homeowners.

IX. EXECUTIVE SESSION: No executive session.

X. ADJOURNMENT

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Secretary