

**COBBLESTONE TOWNHOME OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
March 27, 2024

Minutes of the Board Meeting of the Cobblestone Townhome Owners' Association, Inc., Pagosa Springs, Colorado, held by Zoom at 4:31 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, Dee Cruz, assistant to David Dronet #10, Daniel Brennan #12, and Christian Montz #15.

II. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on February 27, 2024 to all directors and owners.

III. APPROVAL OF MINUTES

Dick Roberts moved to approve the minutes for January 10, 2024, Kristin McCollam seconded, and the motion was unanimously approved.

IV. MANAGER'S REPORT

- A) Landscaping – New plants from Home Depot and labor are budgeted at \$600. The edging needs to be fixed. Fire prevention fixes are trimming the Blue Spruce 1-2 feet, trim the tree behind #8 and #9, remove the mulch on river sides, and remove/replace grass in front of #14 and #15.
- B) Staining – Units 8-16 will get regular maintenance this summer. Need bid for sun side poles and fascia boards on #1-#3. Need to sand water stains. Doors need work but require special treatment as they are coated with get.
- C) Hot water heaters – Several units have not had maintenance done on the hot water heaters. Approximate costs \$160.
- D) Notice of Claim for developer defects was sent a week or 10 days ago; a response is due 30 days thereafter.

V. OLD BUSINESS

- A) Simple Sub Water meter – All of the meters have been installed. We spent \$86.70 to add an access panel to #14. Some units do not have pressure relief valves. High pressure can contribute to leaks. Alerts for all units except #2 and #11 are set for 400 gallons over 5 hours. Units 2 and 1 are set for 600 gallons. PAWS has fixed the two accounts so we will be alerted for irrigation leakage.
- B) Insurance – In-depth discussion on insurance -- studs in vs studs out, and flood insurance. Question was raised if we change CCRs to studs out will that affect grandfathered flood insurance rates. Kristin will ask Lisa.

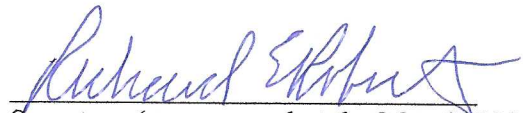
VI. NEW BUSINESS:

- A) Design proposal – Christian Montz presented a new privacy fence design for #14 and #15 on the Yamaguchi Street side. He and Burchell Smith (#14) will bear the costs of the fence construction and maintenance and any necessary adjustment of irrigation. Dick Roberts moved to approve the design, Kristin McCollam seconded, and the motion was unanimously approved.
- B) Initiate Wildfire Safety Committee – Kristin McCollam, Christian Montz, and Daniel Brennan will start as the committee.

VII. FINANCE

- A) Reserve investment – Kristin McCollam moved to deposit \$75,000.00 of the reserve fund as three CDs of \$25,000 each at First Southwest Bank at 4.6% for three months. Dick Roberts seconded, and the motion was unanimously approved.

VIII. ADJOURNMENT

  
Secretary (as approved at the May 8, 2024 Meeting)