

COBBLESTONE TOWNHOME OWNERS' ASSOCIATION, INC.
BOARD MEETING
May 8, 2024

Minutes of the Board Meeting of the Cobblestone Townhome Owners' Association, Inc., Pagosa Springs, Colorado, held by Zoom at 4:32 pm MT on May 8, 2024.

I. CALL TO ORDER

- A) DIRECTORS: Kristin McCollam; Dick Roberts; Daniel Brennan
- B) HOMEOWNERS: Kristin McCollam #1, Dick and Cathy Roberts #5, Bill and Lauren Phillips #6, Bruce and Carol Stuart #8, Dee Cruz, assistant to David Dronet #10, Chad Hodges #11, Daniel Brennan #12, and Christian Montz #15, Tammy Walters #3.

II. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on May 5, 2024 to all directors and owners.

III. APPROVAL OF MINUTES

Dick Roberts moved to approve the minutes for March 27, 2024, as changed by Kristin McCollam, Daniel Brennan seconded, and the motion was unanimously approved.

IV. MANAGER'S REPORT

- A) Staining – Units 10-13 will be stained August 11-17, 2024. Support poles and roofline eaves will be stained on Units 1-3.
- B) Door Painting – This is a complicated task. Some of the doors are painted, some stained, and some have gel. It may take 3 days for a door to be done. We are getting advice from Once Upon a Tree about how to move forward.
- C) Landscaping – Landscaper will be back soon. Sprinklers will not be turned for two more weeks on due to freezing conditions. Mulch is partially spread.
- D) Wildfire/Insurance preparedness – A quote of \$960 to remove trees front and back of Units 8 & 9. Kristin will ask if #8's Spruce tree can be saved. It may take \$1400-\$2000 to add river rock to the river side units. Wood mulch needs to be replaced with rock mulch. Unit 5 needs river rock in front flowerbed.
- E) Sign request – We have had a request to review CCR's on signs (10.8). One "for sale" sign was asked to be removed and placed in a window. Dick will review CCR's.
- F) Water Heater Maintenance – Tammy Walters will need to know who wants their water heaters flushed. \$110.
- G) Leaks & PSI per unit – Some alerts came from the new meter system, so checking for leaks in units that hadn't had anyone lately. Normal PSI is from 30 to 80. All units fall in this range except one which is 110 and is known not to have a pressure relief valve (PRV). Units need to have a PRV. High pressure can push seals and washers out of place and allow water to pass through. Burst lines and hoses in appliances such as dishwashers and icemakers are the most commonly

affected. We agreed to follow up with the unit owner to confirm when a PRV is being installed and since this is a known issue, the HOA will not be responsible for damage resulting from leaks. We may need to amend CCRs to require owners to maintain pressure relief valves.

V. OLD BUSINESS

- A) Insurance next steps - Dick to send update on 'studs out' proposal to Kristin and Daniel before sending to Nate for comments and then running it by Lisa at the insurance company.
- B) Design proposal Units 14 and 15 update -On hold due to irrigation issues.
- C) Bench – On hold due to other expenses.

VI. NEW BUSINESS:

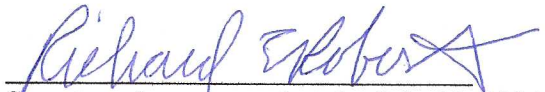
- A) Driveways – Bruce Stuart inquired about HOA addressing issues with the driveways so a coordinated approach to save color cement versus each doing their own.

VII. FINANCE

CD Update – Daniel will put \$25000 into three different CDs for three months getting at least 4.6%.

VIII. EXECUTIVE SESSION: *Discussed potential litigation. No action taken.*

IX. ADJOURNMENT


Secretary (as approved at the July 10, 2024
Board meeting)