

**COBBLESTONE TOWNHOME OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
September 11, 2024

Minutes of the Board Meeting of the Cobblestone Townhome Owners' Association, Inc., Pagosa Springs, Colorado, held by Google Meet on September 11, 2024, at 4:34 pm MT.

I. CALL TO ORDER

- A) **DIRECTORS:** Kristin McCollam and Dick Roberts were present; Daniel Brennan was absent at start but joined at 4:44.
- B) **HOMEOWNERS:** Kristin McCollam #1, Tammy Walters and Dina Jackson #3, Dick and Cathy Roberts #5, Bill and Lauren Phillips #6, CeCe Stuart #8, Dee Cruz, assistant to David Dronet #10, Daniel Brennan #12, and Andrew Feldman and Alli Schmidt #15.

II. PROOF OF NOTICE OF MEETING

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

III. APPROVAL OF MINUTES

Dick Roberts moved to approve the minutes for August 5, 2024, Kristin McCollam seconded, and the motion was unanimously approved.

IV. MANAGER'S REPORT

- A) **Backflow Maintenance** – A government inspection is required every year.
- B) **Sewer Pump Maintenance** – Dina Jackson reported that the sewer pumps need to be rebuilt every other year at \$3000, with \$700 maintenance in off years. It is not a budget line item. Government regulations require maintenance. If owners/renters did not put stuff down toilets and garbage disposals, we could skip a year. The post by #1 needs to be secured. Dina recommends a homeowner awareness program.
- C) **Plants** – Replacements have been identified, purchased, and are expected to be planted in October.

V. OLD BUSINESS

- A) **Staining** – Units 10-12 are being stained by the new company. The power washing looks good. They are using new chemicals to clean up to better prepare the wood for restaining.
- B) **Insurance/CCR update:** Dick is working on the third revision, mainly directed toward switching hazard insurance maintenance requirements from “all-inclusive” to “studs-out” coverage by the by the Association, but with other “housekeeping,” non-substantive changes and corrections as well.

VI. NEW BUSINESS:

- A) **Ongoing Maintenance** – There are cracks in the asphalt. Bruce/Tammy will get someone to tell us how to fix them before they become a bigger problem. Roof

repairs have been done on some units. Danny the roofer will come and look at what needs to be done before winter.


B) Architectural Review Committee – The Stuarts ( #8) propose to add the outside fireplace that was on the original plan. Dick Roberts moved to approve the proposal, Kristin McCollam seconded, and the motion was unanimously approved.

VII. FINANCE

The Budget looks good except for insurance and increased legal fees.

VIII. ADJOURNMENT

At 5:15pm

  
Secretary (As approved at the February 12,  
2025 Board Meeting)