

**COBBLESTONE TOWNHOME OWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**

January 8, 2025

Minutes of the Board Meeting of the Cobblestone Townhome Owners' Association, Inc., Pagosa Springs, Colorado, held by Google Meet on January 8, 2025. The meeting was called to order at 4:30 pm MT.

I. CALL TO ORDER

- A) DIRECTORS: Kristin McCollam was absent. Dick Roberts and Daniel Brennan were present, with Dick, the Vice President of the Board, chairing the meeting.
- B) HOMEOWNERS: Dina Jackson #3, Dick and Cathy Roberts #5, Lauren Phillips #6, Cindy, assistant to David Dronet #10, Daniel Brennan #12, and Andrew Feldman #15.

II. PROOF OF NOTICE OF MEETING

Kristin McCollam sent notice of the meeting by email on January 6, 2025, to all directors and owners.

III. APPROVAL OF MINUTES: Postponed to the next meeting.

IV. MANAGER'S REPORT

- A) We unsuccessfully attempted to accelerate the rusting of the new metal fence. We will try again with muriatic acid this Spring.

V. OLD BUSINESS

- A) CCR Proposed Third Revision: Dick reported that our attorney Nate Smith suggested the addition of another sentence to Article XII, so he added it and circulated to the directors a new version set out in the file *25.1.8 Cobblestone CCRs 2025 Proposed.pdf*. Owner Chad Hodges (#11) asked whether the changes to the insurance provisions would result in a lowering of homeowner dues. Dick explained that any reduction would be minimal, the aggregate of premiums for the Association's master policy and the Owners' individual Unit policies might actually go up, and the impetus for the changes was not primarily reduced premiums, but was to give the Association master policy some insulation from the effects of individual Owner claims histories. A motion made by Dan and seconded by Dick, passed unanimously to ask the Owners to vote on the proposed revision, with a recommendation from the Board that the Owners vote for the revisions. Dick said that he would get the materials out to the Owners for voting as soon as possible.
- B) Dan explained that the budget for 2025 had been adopted by the Board at the October 30, 2025 Board meeting, and that the budgetary materials had been sent out to the Owners shortly thereafter. Dick explained that the Board needs to set a date for a meeting of the Owners to consider the budget. A motion made by Dan and seconded by Dick, passed unanimously to set the meeting for February 12, 2025, at the annual Owner's meeting already scheduled.

VI. NEW BUSINESS: None

VII. ADJOURNMENT: The meeting adjourned at 5:30 pm MT.



Secretary (Approved at the February 12,  
2025 meeting of the Board)