

COBBLESTONE TOWNHOME OWNERS' ASSOCIATION, INC.
BOARD MEETING
April 9, 2025

Minutes of the meeting of the Board Meeting of the Cobblestone Townhome Owners' Association, Inc., Pagosa Springs, Colorado, held by Google Meet on April 9, 2025.

- I. CALL TO ORDER
 - A) DIRECTORS: Kristin McCollam, Dick Roberts, and Daniel Brennan were present.
 - B) HOMEOWNERS: *Dina Jackson #3, Dick and Cathy Roberts #5, Bill Phillips #6, C.C. Stewart #8; 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 April 4, 2025 to all directors and owners.

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

- IV. MANAGER'S REPORT
 - A) Landscaping: Dan retired, but his crew stayed on at \$300 per month,
 - B) Sidewalk Maintenance: Postponed until the next meeting.
 - C) Yamaguchi fence: Staining guys will include it.

- V. OLD BUSINESS
 - A) The CCRS now provide for "studs-in" coverage, so it is critical that Owners get their HO-6 policy updated
 - B) Kristin reported on the status of the construction defect claim.

- VI. FINANCE: Dick moved and Kristin seconded that one of the three CDs be renewed for a year to get the higher 3.75% interest rate, while the other two be maintained at shorter terms to cover short-term needs (passed unanimously).

- VII. NEW BUSINESS:
 - A) Power washing Units 8, 9, 13, 14, 15, and 16 is supposed to start this week (but hasn't) and is supposed to take three weeks, with staining to follow.
 - B) Asphalt: Dick moved and Kristin seconded (passed unanimously) that an \$8,200 contact be entered with Josh at Timberline for power washing the drives, filling cracks, applying 2 coats of seal, to be paid for out of reserve funds.
 - C) Unit Doors: Kristin reported that the staining contractor will repaint Unit doors for \$125 per door for interested Owners.
 - D) Board Vacancy: Regrettably, Kristin reported that she and Karen would be selling Unit 1 and moving to Reno, so it will be necessary to find a replacement for Kristin on the Board.

VIII. ADJOURNMENT: The meeting adjourned.

A handwritten signature in blue ink, appearing to read "Duke Robert", written over a horizontal line.

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