

CSA 2021 Meeting Minutes
June 12, 2021
Kathy Fennelly - Secretary

In attendance or represented at Workday:

Building 602

Unit 101-1 Stephanie Ford
Unit 102-1 Rick and Renee Spiess
Unit 201-1 Nicole and Russ Roberson
Unit 202-1 Liz and Josh Landwehr
Unit 203-1 Marjorie Seaborne/Bill Hyde
Unit 103-1 Kathy Fennelly/Kevin Fennelly
Unit 104-1 Matthew Payne
Unit 204-1 Not present

Building 604

Unit 101-2 Paul Rothengass
Unit 102-2 Leanne Fessenmeyer
Unit 202-1 John Dinsenbacher
Unit 202-2 Evan Thomas

Not represented at Workday: Unit 204-1 Toni Moen and John Griffin

Voting at Annual Meeting:

Unit 101-1 Stephanie Ford
Unit 102-1 Rick and Renee Spiess
Unit 201-1 Nicole and Russ Roberson
Unit 202-1 Liz and Josh Landwehr
Unit 203-1 Marjorie Seabourn
Unit 103-1 Kathy and Brian Fennelly
Unit 104-1 Matthew Payne
Unit 101-2 Rocky Mountain Bible Church/Paul Rothengass
Unit 102-2 Leanne Fesenmeyer
Unit 202-1 John Dinsenbacher

Not Present or Represented at Meeting:

Joyce Dierauer- proxy given to Marjorie Seabourn
Toni Moen and John Griffin

PRE-MEETING ACTIVITIES

1 Sign meeting attendance roster

1. Update association contact list
2. Update renter information
3. Presentation of written proxies to the CCA Secretary
4. Certification of those eligible to vote

ADMINISTRATIVE ITEMS AND POINTS OF ORDER

Meeting called to order at approximately 12:04 PM by Association President John Dinsenbacher.

Roll Call and Assessment of Penalties as needed

- ✓ The membership voted unanimously to assess a penalty of one month's dues to be paid by the owners listed above as not being present or represented for the workday.

Additions and Revisions to agendaApproval of previous meeting minutes

- Approval of June 18, 2019 meeting minutes
- Minutes were approved with the following corrections: **No corrections**

Administrative:

- The association documents are available on the web page:
<http://www.cobblestonefrisco.com/>
- Current Board and term expirations
 - President: John Dinsenbacher (expires 2021)
 - Vice-President: Joyce Dierauer (expires 2021)
 - Treasurer: Josh Landwehr (expires 2021)
 - Secretary: Kathy Fennelly (expires 2021)

Officer Elections:

Joyce Dierauer will continue as Vice President

Kathy Fennelly will continue as Secretary

Josh Landwehr will continue as Treasurer

Stephanie Ford will be the new President

Announcements and Items from the Chair and Others

- **Renters in #204-1 have requested permission to put a children's sandbox on the property: yes with the following conditions- must keep covered and remove when they move out.**
- **Sprinkler system/curb stop: A discussion was had and the pros and cons of a sprinkler system. There was some discussion about Xeriscape landscape for future drought conditions and a plan for that. Frisco is now charging water on a tiered system so our water expenses have increase about 60% from 2019. Sprinkler system would enable a more efficient watering system. It would have a rain sensor and the ability to blow out for winter. Mario has given a verbal estimate of approximately \$4000. John will have Mario gives us a formal estimate on the cost of a system and what all the includes. We will vote by email when the information is received**
- **Curb Stop: Wieronski Plumbing replaced a water heater recently and indicated that our curb stop is bad from the street to the complex. The president will follow up on that.**
- **Replace common area furniture: A budget of \$2000 was approved to replace common area furniture and fire pit. Stephanie is going to explore options for furniture and Liz is going to do**

the same for a fire pit. With final approval of furniture / fire pit chosen to be approved by community

- **Replace common area fire-pit: Approved with budget for furniture.**
- **Sell the common area parking to the highest bidder (spots in front of the entry doors): There was no interest in pursuing this.**
- **Sell parking spots / pave spots in area between property and street: Not able to do this County has easement right of ways to that area.**
- **Social event: Anyone is welcome to organize. Renee and Stephanie will try again for this year.**
- **Lock on dumpster: A lock was approved. There has been a lot of unauthorized use of the dumpster Also need a new dumpster as this one is bent. Waste Management will have the combo and they are encouraging the use of locks. Update signage on recycle containers.**

Additional Discussion:

FINANCIAL REPORT AND ACTION ITEMS

Financial Report – Josh Landwehr, Dianne Stuhr

Status of dues, assessments, reserve account, and investments:

Josh is happy to report that we are in a sound financial state.

- The roof loan at Alpine bank has been paid in full as of March 2021. This created a \$800 savings in cash flow.
- There is \$12,829 in the Reserve Account. The Association must maintain at least a 10% of budget needs in this account. Currently putting \$1,500 per month into Reserve Account.
- The driveways are the next big expense. John had a favorable report from the paving company that estimated we had another 4-8 years of use left in the current driveways. A follow-up with the company will determine what maintenance will be needed for this year.
- Water expense has increase approximately 60% from 2019. YTD for 2021 is approximately \$3,900. Same time last year is approximately \$3,800.
- New Curb Stops will be a new expense

PROPERTY MAINTENANCE REPORT AND ACTION ITEMS

Property Maintenance New Business

Mario is going to touch up paint on outside of 4-plex, repair drywall damage in the far east foyer of 8-plex, Replace façade on 8-plex front by 203-1 garage, check and repair all downspouts.

Property Maintenance Old Business

- Painting is on a 3 year cycle

Workday Items- More topsoil next year for plants.

Set Next Summer Meeting Date and pick Workday coordinators

- Saturday, June 11, 2022
- John Dinsenbacher will organize the workday

The summer 2021 meeting was adjourned at approximately 1:15PM.