Cobblestone HOA

Minutes from annual meeting held June 10, 2023

Meeting called to order 11:30 am by President Joe Casias

Agenda approved

Minutes from prior meeting approved

2 units did not participate in workday

Units 204-1 and 202-1. Later in meeting it was moved and seconded that these units be charged one month’s dues for not participating in work day

Officer Elections

1. Josh agreed to stay on as treasurer
2. Joyce agreed to stay on as Vice President
3. Kathy is dropping off the board as secretary. No one volunteered for this position so it is an open position
4. Kallene agreed to run work day next year

Open items

Discussion on a website upgrade. No decision reached

Discussion on curbstop project-

1. we are having a difficult time getting 3 quotes
2. HOA will be notified when we do the week so folks can make sure no leaks occur in their units
3. Joe will meet with possible vendor soon
4. Discussion to possibly have a plumber on site to help all units if needed.

Discussion of fire extinguisher updates

 See attached sheet

Discussion on dead trees

 Decided to take down tree with split base and leave other aspen tree

Discussion on Dumpster

 Joe to discuss with waste management or Diane regarding why dumpster not put back in dumpster area

 We will trim trees in dumpster area to make it easier to open dumpster

Discussion of capital costs

Painting/staining – discussion of if painting/staining should be done at same time or as separate projects over 2 years – [Joe to discuss with painter/stain company]

Roof - roof has moved on an area of the complex and has left a gap. It is affecting both upstairs and downstairs unit. This is now the number 1 priority. Joe to look at insurance policy and warranty. Roofer was Frontier Roofing Systems Inc

Asphalt – discussion on how good the asphalt is holding up. Joe to discuss with John his thoughts on asphalt timing and need.

Possible timing of capital expenditures

ASAP – roof issues

2024 –stain

2025- paint

2026-asphalt

Though there was discussion to possibly put stain and painting together

Items to remove from open items

Xerioscape

Sprinkler system

It was requested to put a hose system on marina side of 8 plex

NEW ITEMS

Roof – see above

LED lights in all common areas

Work Day Discussion – everyone was pleased with work day and how the common are looks with new sprinkler system

It was asked that everyone do a better job breaking down boxes so more can be put in recycling bins

Please continue to keep fire wood 4 feet from unit walls

We will purchase a larger ladder to look into and deal with gutters

Please put snow shovels in shed

FINANCIAL REPORT

Increase in dues is helping us catch up and put funds in reserves

Joe, Josh, and others will work on a 2024 budget which should be delivered to the HOA by 12/1/23

Next workday June 8, 2024 8:30 AM, Meeting to follow aprrox. 12:00 PM

Meeting adjourned June 12, 2023 at 1 pm.

By Brian Fennelly