

# Cobblestone Homeowners Association, Inc.

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## Board of Directors Minutes

Draft

Date: September 12, 2017  
Location: Cobblestone Office Building  
Present: Larry Cohn  
Roe Callahan  
Ron Benson  
David Monroe

### I. Call to Order

The Cobblestone Homeowner's Association (CHOA) Board of Directors meeting was called to order at 9 am by Larry Cohn.

### II. Approval of Meeting Minutes

***Roe Callahan made a motion to approve the minutes of the May 9 and June 28, 2017 Board of Directors meeting. Ron Benson seconded the motion. The motion was approved.***

### III. Committee Reports:

#### A. ACC

Roe reported that construction of the Garigan (Lot #41C) home was likely to move forward in the fall of 2017. A solar panel installation was completed at the Aspinall (Lot #33CR) residence and the Vandenberg (Lot #41CR) installed a new entry courtyard gate.

#### B. Grounds & Safety Update

David Monroe reported that he would seek out Grounds Committee members upon his return after the summer.

### IV. Financials- Larry Cohn

Larry Cohn reported that the large savings in the cost of annual common area tree trimming contributed to the financials being in good shape. A category for contingencies will be added to the 2018 budget to address unforeseen expenses. The plan is for roads to be addressed on a continual basis over the next five years to maintain them in good condition. Gatehouse costs will increase due to the minimum wage law. Depending on what improvements will be made to common area landscapes the dues may increase. The Board chose to continue with semi-annual dues statements rather than mailing a coupon booklet to the owners. The Board asked that accounts in arrears 90 days or more be sent to collection.

### V. Old Business

Larry Cohn suggested that the board not proceed with any plan to improve the landscape and instead put a plan up for vote when the majority of the owners are in town. Roe Callahan said that drawings and other methods of depicting any plan would be helpful to the owners. Larry said that vegetation east of the Catalina Ridge roundabout obstructed the line of site when attempting to turn onto Ina Road.

## **VI. New Business**

On July 11, 2017 the Board of Directors received a letter from Mike Cantonwine advising that he was resigning from the Board as of the date of the letter. The Board discussed appointing a director to complete Mike's term. No action was taken.

The Board reviewed proposals to power wash the pavers at the gatehouse area and at the east fountain. HBS Management was asked to check references of one of the bidders.

## **VII. Adjournment**

Roe Callahan moved to adjourn the meeting at 10:05 am. Larry seconded the motion. The meeting was adjourned.

Minutes submitted by Claudia White, CMCA