

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, May 12, 2020
Time: 9:00 AM
Location: Meeting Via Zoom

Roll Call: Doug Dechant
David Monroe
Alan LaFever
Gordon Lackenbauer
Ron Benson

Homeowners: Six homeowners were present

HBS Management Solutions Representatives:
Kristin Fleming and John Herbers

I. Board of Directors Meeting Minutes

The April 14th, 2020 meeting minutes were reviewed.

Mr. Lackenbauer moved to approve the April 2020 minutes. Mr. Monroe seconded the motion and was unanimously approved.

II. Committee Reports

ACC Report- Doug Dechant

There had been one request regarding a cut out for service vehicles and also painting colors to a new home. The ACC Committee has denied the request for the cut out, so Mr. Dechant wanted to discuss it a Board level. The original approved plans for the new build of the home did not have a cut out parking area for service vehicles. The lot also has plenty of room for additional parking on it which makes the cut out unnecessary. The Board agreed with the ACC committee that the cut out should be denied. Mr. Dechant will write a letter to the homeowner and inform them that the cut out was denied but the paint colors were approved.

Any further cut out parking request will not be allowed unless there are extenuating circumstances.

Mr. Dechant explained that he would write a letter to the VP or a higher person of power to Comcast concerning the way the condition of the roads was left after a project on Blossom Dancer and file a formal complaint.

Landscaping Report- David Monroe

The homeowner communication (email) regarding the front circle was reviewed. The concerns that were presented was that the money spent on the entrance of Cobblestone was not approved by homeowners. A breakdown of cost was also requested by the homeowner.

Mr. Lackenbauer and Mr. Monroe will write a response to the homeowner with a break down of

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what the expenditures were on the landscape project. This will be provided to homeowners upon requests.

Mr. Monroe also reported that he met with Ace Asphalt, who told him that the roads are in very good condition. This was necessary for a future reserve study.

Mr. LaFever confirmed that Ms. Fleming had reported the sprinkler issues to the landscaper to be repaired.

III. Review of April's Financials- Gordon Lackenbauer

All financials appear to be fine. Mr. Lackenbauer reported that the water utility line item was higher than projected because of the water meter that was not working at the end of 2019 and the back charge in the water for that meter. He also questioned the increase cost in the gate fee for the month. Ms. Fleming explained that there was 5 weeks in the month and that is why there was an increase.

Mr. Lackenbauer requested to move forward with the original company to create a new Reserve Study for Cobblestone. The Board agreed to use the past company. Mr. Lackenbauer will contact the company and provide Mr. Fleming's contact information for documents the company may need.

Mr. Dechant moved to approve the April 2020 financial report. Mr. Monroe seconded the motion and was unanimously approved.

IV. Old Business

A. Camera Update

Mr. Dechant reported that he has investigated alternative cameras. The first step is to see if there is 120v power that the cameras can be connected to and a wifi extender. Mr. Dechant will follow up on these items and report back to the Board.

B. Website Update

Mr. LaFever and Ms. Fleming had a meeting with Josh White with Boundless Design to create a new website for Cobblestone. Mr. LaFever presented the contract to proceed with Boundless Design creating a website for Cobblestone in the amount of \$2500.00. The Board agreed to move forward with the website.

C. Action Item List Review

Mr. LaFever presented an action item excel sheet with current items that are in process. This will be a helpful tool to see which items still are under review or items that can be closed.

V. New Business

A. Rules and Regs Update

Mr. Dechant provided proposed updates to the Rules and Regulations regarding the tree limitations to conform with the CC&R's and make the rules less argumentative as they are currently almost unenforceable.

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Mr. LaFever would also like to include the standard required mailbox light to the Rules and Regulations and also attached the Cobblestone Fine Policy. All of the documents will be posted on the Cobblestone Website.

Mr. Lackenbauer moved to approve the change to the Cobblestone Rules and Regulations. Mr. Benson seconded the motion and was unanimously approved.

VI. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on Tuesday, June 9, 2020, via Zoom.

VII. Adjournment

With no further business before the Board, Mr. Monroe made a motion to adjourn the meeting. Mr. LaFever seconded the motion and it carried unanimously at 10:58 a.m.