

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, April 9, 2019
Time: 9:00 a.m.
Location: Cobblestone Office Building 3131 East Ina Rd

Roll Call: Larry Cohn
David Monroe
Ron Benson
Alan Lafever
Gordon Lackenbauer

Homeowners: Doug Dechant

I. Motion to Accept the March 19, 2019, Board of Directors Meeting Minutes

Mr. Lackenbauer made a motion to approve the March 19, 2019 minutes as amended. Mr. La Fever seconded and the motion carried unanimously.

II. Homeowner Concerns

Mr. Doug Dechant addressed the fire hydrant issue with the Board of Directors and requested that the community has 2 hydrants installed. After discussion it was determined that once it is learned from the Fire Marshall how far the hoses will reach from the hydrants, they should be installed if covering an adequate amount of area.

Mr. Lackenbauer made a motion to have two hydrants installed subject to information from the Fire Marshall and then a determination will be made on the installation. Mr. Cohn seconded the motion and motion was approved by all.

The Board thanked Mr. Dechant for his research and time in this matter. Once the information is received from the Fire Marshall, the Board will do an Action in Lieu and schedule the work.

III. Committee Chairperson Reports: Alan LaFever and David Monroe

A. ACC Report – Alan Lafever

i. Lot #53C Garage Door Replacement

Replacement approved and Homeowners notified.

ii. Lot #35CR New garage build

A pre-construction onsite meeting was conducted with the Homeowner, Mr. La Fever, Ms. Hamblin, and the contractor. The property was staked and a discussion ensued to gain a full understanding of the project.

iii. Lot #52CR Makowski Painting Approved

iv. Tree Height Issue

After discussing the community's 15-foot tree height limit, it was determined that Mr. Cohn would write a letter to be sent to all owners on this matter. Along with the letter, a copy of the section of the governing documents that addresses tree height and a copy of the Cobblestone fine schedule. This communication will go out via US Mail to all owners.

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B. Grounds & Safety Update – David Monroe

i. Turf Project

Mr. Monroe reported on the turf project. There was an estimate of \$188,000 to install turf where grass is currently in the common areas. This amount does not include irrigation and electrical work. There is also an estimate of \$10,000 for a test patch. There are preparations that need to be made prior to installing a sample of the selected turf. Mr. Monroe or Mr. Le Fever will attempt to talk to the landscaper on Friday about how much would be saved if lawn care was removed from the landscaping agreement. Also, the sprinkler heads at the north wall of the entrance need changed as they currently spray water on the walls, causing them to become stained with minerals. Ms. Hamblin will get old water bills and forward them to Mr. Monroe so a determination on savings can be explored.

ii. HOA Inspection at Resale

When a home is resold, there is an opportunity to inspect the property and annotate any violations that need to be corrected. Depending upon what the issue is, either the seller or the buyer can bring the property into compliance. Ms. Hamblin will notify the ACC and provide them a chance to inspect prior to the resale disclosure being submitted to the realtors.

IV. Finance – Gordon Lackenbauer

A discussion ensued regarding the placement of the HOA accounts. The Merrill Lynch account will be transferred to Fidelity and the checking will be moved from Bank of America to Fidelity as well. Mr. Cohn will take care of this. Mr. Cohn and Mr. Lackenbauer will both be signers on the accounts.

V. Old Business

A. Digital Community Map

Mr. La Fever inquired about the editable formatted digital map that Ms. Chism had made. Ms. Hamblin has searched for an electronic copy but has not located it. Research will be done by the management company so the vendor can be contacted for another copy.

VI. New Business

A. Asphalt Sealcoating

Ace Asphalt submitted a bid to apply a Polymer Modified Masterseal to the streets. After a discussion it was determined that Ms. Hamblin will ascertain how the reflectors in the roads are handled as this information was not included in the bid. This decision will be held until the May 2019 Board of Directors Meeting.

VII. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on Tuesday, May 14, 2019, at the Cobblestone Office Building.

VIII. 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 10:09 a.m.