

Cobblestone Homeowners Association, Inc.

Minutes of the 2021 Annual Meeting

Location: Meeting Held via Zoom. There were 41 homeowners present and 76 ballots collected in total.

Date: April 29th, 2021

I. **Call to Order**

The Cobblestone Homeowners Association meeting for the year ending December 31, 2021 was called to order by President, Alan LaFever at 5:30pm. Board members Ron Benson, David Monroe, Doug Dechant, Gordon Lackenbauer and Alan LaFever were present. Kristin Fleming and Teresa Gaston were present representing HBS Management Solutions.

II. **2020 Year End Review: Alan LaFever**

Mr. LaFever welcomed the new homeowners to the community. Mr. LaFever was happy to see that a number of homeowners took action with removing buffelgrass on their lots. He reported this year the:

- office and gatehouse electrical panels were inspected and cleaned.
- Gate arms were replaced at the gatehouse along with the ac being replaced in the gatehouse.
- The Ina monument lights were purchased and will be replaced after the painting is completed.
- Cameras were installed at the gatehouse.
- HBS has started using a compliance team to start notifying homeowners that have visible violations.
- There are a number of standard maintenance projects that have been completed throughout the year.
- The Rules and Regulations were amended and updated in 2021.
- Crack sealing and reflector replacement has been done but there are some touch ups that still need to be repaired.
- The landscape project was approved and will be starting in the next few months.
- Mr. LaFever announced that with the assistance of the new law firm, Cobblestone was able to collect \$38,500 from one delinquent homeowner.

Mr. LaFever explained all of the great tools that the Cobblestone website has for homeowners to use. He would love to see the website community forum and suggestion forms be put to use.

Complaints are still made about dog walkers not picking up after their pets; invasive nonnative species that need to be removed from homeowner's Lots including buffelgrass, mistletoe, and desert broom.

Please also watch your speeding through the community, otherwise speed bumps may have to be installed to control speeders throughout the community.

Contractors and guests are not allowed to park on the cul de sacs in the community. They should only be parking on one side of the street. The association will start having the vehicles towed at the owner's expense because this is a fire hazard.

Mr. LaFever also reminded the homeowners that any and all exterior improvements must be approved by the ARC.

Upcoming projects for Cobblestone include the Ina Rd. walls, wrought iron, and fountain are being painted. The sidewalks throughout the community are being evaluated to see which portions need to be replaced due to lifting. Actions are being taken to replace lights that are out along the streets.

III. **Treasurer's Report: Gordon Lackenbauer, Treasurer**

Mr. Lackenbauer reported that there was another good operating year in 2020. The income in 2020 was up \$3,000 over budget and the operating expenses were under budget by \$1,000. The reserve contribution was up by \$4,000. This was exclusively due to unbudgeted items the reserve account was down by \$26,000. These costs included the irrigation system and cameras, the hvac equipment in the gate house and the Reserve Study. The other issue that hit the Reserve Account was the low interest rates due to the Pandemic. This is to be expected for at least another year.

The budget for 2021 shows that the revenue will be up by \$12,000 and the operating cost will also be up by \$9,000. The Reserve account will go down about 72,400 on the budget. The recovery of the past due of \$38,500 will go directly into the Reserve account so the Reserve account will only be down about 34,000. One major delinquency is remaining, and the Board and law firm are moving forward to collect in all manners possible. By the end of the year the Board hopes to collect approximately \$39,000 from the final delinquent account. All the funds will also be deposited into the Reserve Account.

IV. **Landscaping Report:**

Mr. LaFever announced that the landscaping project will be moving forward. Contractors have been selected. The design plan for Phase 5 will be created for review. Please see the last page of the minutes for the final Landscape votes.

V. **CC&R Update Discussion** Gordon Lackenbauer

Mr. Lackenbauer explained that there are a few topics in the CC&R's that should be clarified. Amendments must be approved by 75% of the homeowners. A few of the topics that need to be clarified are short term rentals; the compound interest charges for delinquent homeowners; impacts of traffic, noise, and road wear should be minimized by limiting trash contractors. If anything is removed it will only be if it is no longer relevant. The Board will be working on how to proceed with this.

VI. **Call to the Audience:**

Q: Will the landscape project continue past the gatehouse?

A: Yes, the landscape design is being finalized for Phase V which will be reviewed over the next few months.

Q: What is the landscape completion date?

A: A rough estimate is about a year.

Q. Will the fountain be staying at the end of Ina road?

A: The fountain will remain untouched.

Q: What are the line items on the budget ACC, bad debt and office line items on the budget? Can there be a line item added for landscape update in the yearly budget?

A: The ACC is the fee that homeowners pay when they submit for an ACC project and an architect needs to review the plans. Bad debt is the amount that is assumed to not be collected, and office expenses are the cost affiliated with the cost of the office that is next to the gate house. There is a line item for landscape on the budget.

Q: Can the fountain be updated once the landscape project is complete? Can a fee be assessed when large construction is being done at homeowners' lots?

A: The Board can look into the ideas of the fountain and there are fees paid when large construction projects are submitted.

Q: Can the Reserve Study be posted online?

A: This will be posted on the Cobblestone Website.

Q: A letter was sent to the Cobblestone Board about parking and the homeowner received no response. The homeowner was not sure if the letter was received.

A: The Board will redouble efforts to track and respond to correspondence received.

Q: If there is a line item for landscape added to the budget can it include the landscape architect to do a yearly review.

A: The board will look into this suggestion.

Comment: There is a number of construction vehicles that are speeding. There are also chronic speeders among residents.

A: The Board may investigate speed-bumps in the future if speeding continues to affect safety in the community.

Q: Homeowners are continuing to not pick up after their dogs.

A: Homeowners volunteered their personal cameras to catch the homeowners at fault. The Board is exploring other means to communicate the health hazard posed by fecal coliform and other bacteria present in dog feces. Additional enforcement may become necessary. DNA sampling is being done in New York, Colorado, and California to identify dog waste.

Comment: There are trees on homeowner's property that walkers have to avoid that hang over sidewalks.

Comment: A homeowner is looking into improvement of mobile and internet communications projects. The homeowner would like to see if the community is interested if the cell towers being improved. Most homeowners on the call all agreed that they would be happy if towers were upgraded.

Comment: There are several homeowners that do not take care of their dead cactus.

A: Those homeowners should start receiving violation letters from HBS. Dead vegetation is unsightly and poses a fire hazard.

Comment: A big thanks was given to the Board for all they do throughout the year.

VII. Election Results: Kristin Fleming

Ms. Fleming announced the results of the election. She congratulated the new Board members; Linda Dahl and Kevin Lawson and returning members Gordon Lackenbauer and Alan LaFever.

2020 Annual Meeting Minutes- Approved (58 approved/ 3 opposed/ 15 abstained)

2020 Year end financials- Approved (62 approved/ 1 opposed/ 13 abstained)

2021 Association Budget- Approved (56 approved/ 7 opposed/ 13 abstained)

2021 Bylaw updates- Approved (44 approved/ 25 opposed/ 7 abstained)

VII. Adjournment:

Mr. LaFever thanked the audience for attending and called for a motion to adjourn. A motion was made, seconded and passed unanimously. The meeting ended at 6:26 pm.

Respectfully submitted by Kristin Fleming

Landscape Upgrade 2021 Voting Results

	YES	NO
% of Community Votes	69.0%	11.1%
% of Votes Submitted	86.1%	13.9%

Vote Count

"Yes" Votes	87
"No" Votes	14
Votes Abstained	2
Votes not Cast	23

Voting Demographics

Unique Property Owners	111	
Owners that voted	92	82.9%
Owners that have not voted	19	17.1%