

# Cobblestone Homeowners Association, INC.

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## Board of Directors Meeting Minutes

**Date:** Tuesday, January 19, 2021  
**Time:** 9:05 AM  
**Location:** Meeting Via Zoom

**Roll Call:** Doug Dechant- Not Present  
David Monroe  
Alan LaFever  
Gordon Lackenbauer  
Ron Benson

**Homeowners:** There were three homeowners present.

**HBS Management Solutions Representatives:**  
Kristin Fleming

**I. Board of Directors Meeting Minutes**

The December 2020 meeting minutes were reviewed.

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

**II. Committee Reports**

**ACC Report- Doug Dechant**

Mr. Dechant was not present to report. There was a home painting that was approved.

**Grounds and Safety Update- David Monroe**

Mr. Monroe asked how the presentation would be done for the landscape update. He wanted to know if updates should be done in phases or if it should be presented as an all of nothing project. The Landscape committee needs to create something that can be sent to homeowners explain the pro and cons. Mr. Monroe will need to work with Anne Vandenberg and present the presentation to the Board before it is sent to homeowners.

**III. Review of November's Financials- Gordon Lackenbauer**

Mr. Lackenbauer reviewed the December financials. Most expenses were in line, but the electric was a little higher than expected. Mr. Lackenbauer also explained that there will be \$5k to be transferred into the Capital Reserve account at the end of the year.

*Mr. Lackenbauer moved to approve the December financials as presented. Mr. Monroe seconded the motion and was unanimously approved.*

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## IV. Old Business

### A. Camera Update

The camera install is almost complete. Mr. LaFever, the gate staff and anyone who would like needs to be trained on the license plate camera reader software. The gate staff has given positive feedback regarding the cameras and they like that they can see outside the gates and can call the rover if necessary.

### B. Action Item List

- **ACC Rules and Regs**

The updated Rules and Regs have been completed. Ms. Fleming will email them to all the homeowners and ask for the acknowledgement page back that they have received the new copy. Ms. Fleming will also print copies and have them available in the gate house for homeowners if they would like a hard copy.

- **Reserve Study**

The Board would like to have a meeting with the Ace Asphalt and Reserve Study representative to compare the necessary changes with the roads on the study. Ms. Fleming will arrange a meeting and the Reserve Study needs to be updated to reflect a more accurate time frame for the streets.

- **Reflectors/ Street Repairs**

The work has been scheduled for mid-February.

- **Bylaws Update**

Mr. Lackenbauer will be working on the update to clean and clarify the bylaws. Unnecessary materials will be removed but there will be nothing important removed.

## V. New Business

- **Gatehouse Phone Service**

Mr. LaFever will look into changing the phone and internet for the gatehouse to see if the community can go to a less expensive phone service.

- **Sidewalks**

Ms. Fleming is waiting on an appointment to walk the community to receive an estimate to repair the raised sidewalks. She will provide the estimate to the Board once received.

## VI. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on February 16th via Zoom.

## VII. Adjournment

With no further business before the Board, Mr. LaFever made a motion to adjourn the meeting. Mr. Lackenbauer seconded the motion and it carried unanimously at 9:52 a.m.