

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, December 15, 2020
Time: 9:00 AM
Location: Meeting Via Zoom

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

Homeowners: There were six homeowners present.

HBS Management Solutions Representatives:
Kristin Fleming

I. Board of Directors Meeting Minutes

The November 2020 meeting minutes were reviewed.

Mr. LaFever moved to approve the November 2020 minutes. Mr. Benson seconded the motion and was unanimously approved.

II. Committee Reports

ACC Report- Doug Dechant

Mr. Dechant said that the ACC has been quiet. There was a garage that he will look into that was installed without ACC approval.

Grounds and Safety Update- David Monroe

Mr. Monroe asked how the approval of the North side of Ina should be handled. He believes the brochure should be mailed out to homeowners along with a cover letter of the pros and cons of updating the landscaping.

III. Review of November's Financials- Gordon Lackenbauer

Mr. Lackenbauer reviewed the November financials. There are currently no discrepancies on the financials. The 2021 budget needs to be drafted to be sent out to the homeowners for approval on the annual meeting ballot.

Mr. LaFever moved to approve the November financials. Mr. Dechant seconded the motion and was unanimously approved.

Cobblestone Homeowners Association, INC.

IV. Old Business

A. Camera Update

All the cameras have been installed and are all working and functional. The monitor is working great in the gate house. The license plate software still needs to be installed, which Mr. LaFever will follow up on.

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 review the Reserve Study with the firm sometime in early next year.
- **Reflectors/ Street Repairs**
Street repairs will be started the week on January 25th. Ms. Fleming will send an email blast to the homeowners to be aware of the road work.
- **Bylaws Update**
The Board will review once the proposed updates are provided. Ms. Fleming will send the new contact for the attorney to Mr. Lackenbauer for any questions he may have.

V. New Business

- **Voice Over Internet**
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**
Some sidewalks have tripping hazards. Ms. Fleming will see if Ace asphalt has a concrete company to provide an estimate to replace and improve all sidewalks in Cobblestone that are necessary.
- **Fountain and Rod Iron**
Ms. Fleming will reach out to Wild West Painting to see if they can move forward on the painting project to include the rod iron and second fountain. The walls will still need to wait until the irrigation is repaired and will not damage the walls right after they have been repainted.
- **Increase to Assessment**
The Board reviewed and agreed to keep up with the cost of vendors an increase of \$100.00 should be added to the annual assessment.

Cobblestone Homeowners Association, INC.

Mr. LaFever moved to approve the \$100.00 assessment increase per year. \$50.00 per assessment period. Mr. Lackenbauer 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 January 19th via Zoom.

VII. Adjournment

With no further business before the Board, Mr. Dechant made a motion to adjourn the meeting. Mr. LaFever seconded the motion and it carried unanimously at 11:10 a.m.