

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, February 16, 2021
Time: 9:00 AM
Location: Meeting Via Zoom

Roll Call: Doug Dechant
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 January's 2021 meeting minutes were reviewed.

Mr. Lackenbauer moved to approve the January's 2021 minutes. Mr. Dechant seconded the motion and was unanimously approved.

II. Committee Reports

ACC Report- Doug Dechant

Mr. Dechant reported two homes were approved for home painting. Ms. Fleming will speak to the gate about letting Mr. Dechant know if real estate agents are starting to visit homes so he can view the home for any violations that need to be corrected before a home can be sold.

Grounds and Safety Update- David Monroe

There were no updates.

III. Review of January's Financials- Gordon Lackenbauer

Mr. Lackenbauer reviewed the January financials. Most expenses were in line, but the electric still was a little higher than expected. The current savings/checking accounts had a balance of \$1,057,317.

Mr. Lackenbauer moved to approve the January financials as presented. Mr. Benson seconded the motion and was unanimously approved.

Mr. Lackenbauer explained that the 2021 budget is being worked on and will be ready to be mailed with the annual meeting documents.

Cobblestone Homeowners Association, INC.

IV. Old Business

A. Camera Update

Mr. LaFever explained the formal training still needs to take place with Acura on the license plate cameras. In the future an additional license plate camera may be added.

B. Action Item List

- **Reserve Study**
The Board had a meeting with the Reserve Advisors and Ace Asphalt to discuss moving out the life span of the roads and the fences. The updated study will be sent to the Board.
- **Reflectors/ Street Repairs**
The work will be started in the next week. The repair to the pothole was completed.
- **Bylaws Update**
Mr. Lackenbauer has sent the bylaw addendum to the attorney for review and feedback. The changes include the number of years in the Board terms, the quorum requirement and cleaning up unnecessary regulations.
- **Annual Meeting Date**
The Board decided to hold the annual meeting via Zoom on April 29th at 5:30pm.

V. Homeowners Forum

- A homeowner thanked the Board for all of their hard work with the community.
- Linda Daul expressed her concerned with the cost of the trash that is being paid. She volunteered to create a list of questions to ask other trash vendors to see if Cobblestone could get a better rate in the future.
- The gatehouse flower status was brought up that they look very bad. The Board decided to trim them neatly and have them grow back.

VI. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on March 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 10:50 a.m.