

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, March 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 five homeowners present.

HBS Management Solutions Representatives:
Kristin Fleming

I. Board of Directors Meeting Minutes

The February 16th, 2021 meeting minutes were reviewed.

Mr. Lackenbauer moved to approve the February 16th, 2021 minutes. Mr. Monroe seconded the motion and was unanimously approved.

II. Committee Reports

ACC Report- Doug Dechant

Mr. Dechant reported that there have been a few landscape plans submitted. Everything else is running smoothly.

Grounds and Safety Update- David Monroe

There were no updates.

III. Review of January's Financials- Gordon Lackenbauer

Mr. Lackenbauer explained that he has been having trouble with how HBS has the financial reports presented. He and Jesse Trapp have been working with HBS on them and will continue to do so. The actual financials were in line for the month. The 2021 operating budget has been completed. There are still a few Reserve items that are being collected before it will be finalized.

Mr. Lackenbauer moved to approve the February financials as presented. Mr. LaFever 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.

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IV. Old Business

A. Camera Update

Mr. LaFever explained there will be a training later today on the license plate cameras if anyone would like to join.

B. Action Item List

- **Reserve Study**
The Board will have another meeting with the Reserve Advisors to adjust a few last items on the Reserve Study before it is finalized.
- **Reflectors/ Street Repairs**
Ms. Fleming has followed up with ACE Asphalt a number of times. Ace is aware that there will be no payment until they repair the crack/seal on the roads and finish the remaining reflectors.
- **Bylaws Update**
Mr. Lackenbauer reported the update is ready to be sent to the homeowners. It will be emailed and mailed with the Annual Meeting mailing for the vote on the ballot.
- **Fountain and Wall Painting**
The date has not been determined for the wall painting at this time. Ms. Fleming will follow up with Wildcat painting on when the job will begin.

V. Homeowners Forum

- A homeowner asked about the painting on the brown brick walls. The Board explained that until the irrigation is repaired, they do not want to have the walls painted because the sprinklers will create new damage to the wall.

VI. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on April 20th via Zoom.

VII. Adjournment

With no further business before the Board, Mr. LaFever made a motion to terminate the meeting. Mr. Lackenbauer seconded the motion and it carried unanimously at 9:34 a.m.