

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, April 20, 2021
Time: 9:00 AM
Location: Meeting Via Zoom

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

Homeowners: There were three homeowners present.

HBS Management Solutions Representatives:
Kristin Fleming

I. Board of Directors Meeting Minutes

The March 16th, 2021 meeting minutes were reviewed.

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

II. Committee Reports

ACC Report- Doug Dechant

Mr. Dechant reported that there have been mostly home repainting's and all submittals were approved. The home on Moon Sprit continues to have only stucco repairs but has not been repainted. Ms. Fleming will follow up with the homeowner again. The home that has the greenhouse still has not been resolved. Mr. Dechant has not been able to meet with the homeowner. Ms. Fleming has offered to call to try to have a meeting set up between Mr. Dechant and the homeowner.

Grounds and Safety Update- David Monroe

There were no updates.

III. Review of January's Financials- Gordon Lackenbauer

Mr. Lackenbauer explained that the financials are in line with budget and there were no surprises on expenditures. Thankfully the \$38,500 was collected on one of the two delinquent homeowners. The recovery was not on the current balance sheet but will be represented on next month's financial statements. The Board will continue to apply as much pressure as possible to the one remaining delinquent account.

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

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IV. Old Business

A. Camera Update

Mr. LaFever explained there have been a few minor issues with the license plate cameras. They were moved back because they were not catching all the vehicle plates.

B. Action Item List

- **Reserve Study**
The Reserve Study has been finalized, and the report will be added to the website.
- **Reflectors/ Street Repairs**
Ms. Fleming has followed up with ACE Asphalt several times. The Board asked that a formal letter be given to Ace for the project to be completed.
- **Bylaws Update**
The Bylaw updates were mailed, emailed and posted on the website for homeowner's review. The results will be announced during the Annual Meeting when the ballots are opened and counted.
- **Fountain and Wall Painting**
The painters have slowly been painting the walls, wrought iron and fountain in the community. The job is still in progress.

C. Landscape Voting Results

The Board was very pleased with how many homeowners participated in the vote to upgrade the landscape along Ina Rd. The voting results were discussed, and the approved votes were 86% of the total votes. The results will also be emailed to all homeowners so they can review them.

Mr. LaFever moved to approve moving forward with the landscape project along Ina Rd. Mr. Monroe seconded the motion and was unanimously approved.

V. New Business

A. Traffic Corner

There has been a concern brought up about the traffic hazard at the corner by the office and the gatehouse. There was an idea brought up about possibly adding pavers in the area. This will be a project for the landscape committee to review further.

VI. Homeowners Forum

- A homeowner wanted to make sure the landscape plan was addressed at the gatehouse for the view path for the gatehouse to not be blocked.

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VII. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on May 18th.

VIII. 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 9:42 a.m.