

**Cobblestone Master Owners Association, Inc.**  
**Annual Meeting Minutes**  
**February 5, 2015**

**Board:** Ed Lego, Ken Iberg, Ken Eisel

**Braesael:** Lisa Pippin, Cameron Lewis, Chad Millhouse

Ed Lego: President of the Master Association

Ken Eisel: President of the Townhomes

Lisa Pippin Owner of Braesael Management: Ms. Pippin stated there are some things the previous boards did not get advice on so Braesael would like to help the community and update residents on anything that was left out in the past. Braesael wants to implement and improve what the community should be doing.

**Joan Ledford: Christmas Luminary Committee:**

Ms. Ledford would like to thank: Nancy, Barb, Joan, Perry, Bill, Brenda, Maggie, Gary, Butch, Jerry and Ken E. The community will need to find someone to do entire neighborhood next year.

**Quorum:**

Lisa Pippin stated that there is quorum for the Master Association.

**2014 year in review:**

Ed Lego would like to thank everyone for their help.

- The clubhouse and pool dishwasher was replaced with cabinets.
- There is a new approved clubhouse usage agreement in place. Reserving the clubhouse does not include the pool.
- Pool rules have been revised. The # of guests was limited to 8, used to be 16. Fully developed community and 16 guests are too many. They would like to emphasis no glass at the pool. New signage about glass around the pool. PH Pools is the same company as last year. The umbrellas have been replaced and 2 picnic tables were added.
- There was a committee meeting to review the CCRs and Bylaws. It was determined that they need to be turned over to Braesael and receive legal opinion before proceeding. There is currently a semi draft of the changes that need to be made.
- Art club: Local art is hanging up in the clubhouse.
- Bi monthly newsletter by Wayne will continue through 2015.
- Mr. Lego would like to thank Nancy and Christina for staging those Community parties in the clubhouse.
- All homeowner with dogs need to be courteous to other residents lots. Please pick up after your dogs.

**Website:** Scobblestone.com

- All minutes, pool rules, clubhouse usage will be posted to the website.
- Henry Frantz and Penny have plans to add and make enhancements this year to the website.

Ken Iberg stated they have been working on the tree banding project.

In 2013 the pool parking was resealed.

Exxon station on corner of river rd. and 521 beer and wine permit, not sure of what store or gas station.  
2015 expectations include repairing the sidewalk.

**Election:**

Braesael: Lisa Pippin announced the 2 members that are rerunning which include Ken I. and Ken E. for a 1 year term.

Ms. Pippin announced nominations are open to the floor.

- Sharon Fox nominated Penny Rickhoff, accepted. There were no other nominations. John Crabtree moved to close the nominations. Bill Mayes seconded. All in favor. All opposed none. Motion carries, nominations are closed.
- Mr. Crabtree moved to accept the 3 nominees and forego the secret ballot. Mr. Mayes seconded. No one opposed. Motion carries. Welcome the new Master Board. Ken Eisel, Ken Iberg and Penny Rickhoff.

**Financials:**

Mr. Eisel would like to thank Wayne for the newsletter and Ed Lego for the last 2 years he served. Every homeowner and townhome owner paid the same amount into the master account. Separation comes up with the landscape.

Master Budget: Underspent by \$9000.

Streets in the single family belong to County. Townhomes streets belong to Townhomes and are reserving money for updates.

Rental fine recovery will be shown in the general ledger in the operating budget, not the reserves. The Board would also like a reserve analysis.

Braesael proposes to collect fines; we work at direction of the board.

**2015 Budget:**

The budget has been ratified.

**Adjourned at 8:03 PM**