

**Cobblestone Master  
Townhomes at Cobblestone  
Annual Meeting, Wednesday, January 23, 2013**

Ken Eisel called the meeting to order. Quorum was established.

Ken provided an overview of 2012:

- The 2012 budget was under spent by approximately \$3300.
- Money is being saved by using the new landscaper, Summit
- Leftover Standard Pacific issues will be ongoing and there could be extra expenses as a result

Ken presented the 2013 budget and answered questions.

- One addition was a \$900 line item for termite control at the clubhouse. If this is implemented, concrete may have to be drilled.
- Dues did not change for 2013.

Ken answered questions regarding the ARC application process, lighting, the governing documents, open board meetings, violations, and delinquencies.

Suzanne Crosser, Community Manager, explained that the governing documents run with the land and any homeowner living in the community must follow the rules set forth in the documents.

Nominations were opened from the floor by Suzanne Crosser, Community Manager. No nominations were made and the ballot consisted of Ken Eisel, Ken Iberg, and Ed Lego. Ed Lego spoke for a few moments. With one open position and one nominee, a motion was made from the floor to approve Ed Lego for the open board position. The motion was seconded and passed with Ed as the elected board member.

Ken closed the Master portion of the meeting and dismissed the single family homeowners at 8:15 pm.

Ken called the townhome portion of the meeting to order at 8:22 pm. Quorum was established.

Ken provided an overview of 2012:

- There were 2 foreclosures in the townhome section that cost the association approximately \$4000 in lost dues.

Ken discussed 2013:

- New line item in 2013 budget reserve fund is \$3000 for pest control renewal.
- Dues did not change for 2013 and budget is the same otherwise.
- Gutter question: homeowners wanted to know who they could call to get gutters cleaned.

- Irrigation question: The question came up regarding individual homeowners installing irrigation at their units. Ken explained that it is more difficult to have installed in center units vs. the end units.
- Ken Iberg was complimented on his work with Summit Landscaping.
- Roof replacement was discussed and Ken explained how the homeowners were responsible for roof replacement after the hail storm.
- Ken mentioned that the Board will be considering a master exterior insurance policy for the townhome buildings.

Nominations were opened from the floor by Suzanne Crosser, Community Manager. Ken Eisel nominated Karen Bailey to the open board position. No other nominations were made. Karen spoke for a few moments. With one open position and one nominee, a motion was made from the floor to approve Karen Bailey for the open board position. The motion was seconded and passed with Karen as the elected board member.

The meeting was adjourned at 8:43 pm.