

**Cobblestone Master and Town Homes at Cobblestone Annual Meeting
January 24, 2019**

Time: 7:00 PM	Location: Cross Ridge - 3000 World Reach Dr. Indian Land, SC 29707
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Facilitator:	Board of Directors
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Objective:	Annual Homeowners Association Meeting
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MEETING MINUTES

Call to Order / Establish Quorum – Lisa Pippin Called the meeting to order at 7:04 PM. Quorum was established.

Attendance: 57 in person or by proxy

Welcome/ Introduction

Lisa Pippin welcomed everyone in attendance and introduced the Board members and Braesael Management.

2018 Year In-Review

Dave Bizik stated that the most important thing happening in the community is volunteering and residents supporting their community. Dave encouraged everyone to volunteer. Dave thanked Terri Cram for her work with the community website and newsletter. Dave thanked Alva for reviving the Neighborhood Watch Committee. Dave thanks the volunteers that helped remove and replace shrubbery around the clubhouse. Dave thanked the volunteers that helped with the tree banding. Dave thanked the Architectural Control Committee: Dorothy Buffone, Barbara Dobson, and Thea Vicari. Dave thanked the clubhouse cleaning committee for helping keep the clubhouse in good shape. Dave thanked Linda Klein for offering to help repaint and refurbish mailboxes at no charge.

Dave Bizik noted a few accomplishments and updates from 2018 including removal and replacement of Leyland cypresses between the single-family homes and townhomes, pruning of the willow oaks, swimming pool motor replacement, back-flow preventer valve repair, drain cover replacement, switching of pool management company to Aquatech, clubhouse HVAC repairs, pond pump replacement, security system installation, and Bylaws amendment.

Removal and replacement of Leyland cypresses between communities, willow oaks pruned, swimming pool pump motor back flow prevent value, drain covers. Getting older and had to replace. Terminated contract with trident pool and signed with Aquatech.

Election of New Directors: Cobblestone Master

There were 3 Board positions up for reelection. Lisa Pippin explained that the Bylaws were amended last year to stagger the terms going forward. The two nominees that receive the highest number of votes will serve a two-year term, the nominee that receives the 3rd highest number of votes will serve a one-year term.

There were 4 nominations prior to the meeting for Adam Maples, Dorothy Buffone, Barbara Dobson, and Pam Higley. There were no additional nominations from the floor. Sharon Fox motioned to close nominations, seconded by Carol Wolfe, passed unanimously.

All nominees were given a chance to say a few words about themselves. Questions were asked of each nominee.

Votes were tallied and the new Board that was elected was: Adam Maples (2-year term), Dorothy Buffone (2-year term), and Barbara Dobson (1-year term).

Financial Report

Lisa Pippin reviewed the year-end financials and the 2019 budget. The Master ended the year with \$45,583 in operating and \$136,987.25 in reserves. Lisa Pippin explained that overall landscape maintenance for the single-family home increase while the common area decreased leaving the single-family home dues at \$155 monthly. Adjustments in the budget included removal of the security camera budget, slight increase to insurance, slight increase to utilities, landscaping adjustments based on actuals of the new contract, pool adjustments, and an increase in the reserve contribution.

There were no questions and Lisa Pippin announced the 2019 Budget ratified.

A homeowner asked if the landscape contract with the new company Providence had been signed. The Board noted yes it had been signed. A homeowner asked if an attorney had reviewed the contracts as requested. The Board confirmed that the attorney reviewed the contract. A homeowner asked if the Board considered the recommendations of the attorney and incorporated those into the contract. Lisa Pippin reviewed the attorney's recommendations with the community. The Board confirmed that the attorney's recommendations were included in the revised contract for the master and townhomes and the contract language in both were identical.

A homeowner asked if there was a method for homeowners to request a Bylaw change. Lisa Pippin reviewed the language of the Bylaws amendment which states that the Board can amend according to South Carolina Law or the community can amend at a meeting of the members in which quorum is present. There is also a mechanism in which owners can submit a petition to the Board if they choose to do so.

A homeowner thanked the current Board members Dave Bizik, Melissa Price, and Lynn Murray for serving on the Board and led the owners in a round of applause.

Adjournment – By the authority of the Board, Lisa Pippin declared the meeting adjourned at 8:40 PM.

Cobblestone Townhomes Meeting

Townhomes Call to Order / Welcome/Establish Quorum– 8:49 PM

Lisa Pippin called the meeting to order at 8:49 PM and quorum was established. Lisa introduced the townhome Board.

Attendance: 49 in person and by proxy

2018 Year In-Review

Ken Eisel reviewed accomplishments for 2018 including work with the master Board on cutting some trees between communities, roof dryer vent replacement, drain installation to alleviate flooding, gutter cleaning, change in the landscape company, and Bylaws amendment.

Election of New Directors

There were 3 positions up for reelection. Lisa Pippin explained that the Bylaws were amended last year to stagger the terms going forward. The two nominees that receive the highest number of votes will serve a two-year term, the nominee that receives the 3rd highest number of votes will serve a one-year term.

There were four nominees for the Board of Directors prior to the meeting: Steve Bauer, Gay Thornton, Randy Gray, and Carolyn Sanchez. There were no additional nominations from the floor, Carol Wolf motioned to close nominations, Alva Hailey seconded the motion, passed unanimous.

The new Board members were Randy Gray, Steve Bauer, and Gay Thornton.

Financial Report

Ken Eisel reviewed the 2019 budget. There was a slight increase to \$186 per month to meet the budget goals of the year. Changes include an increase to insurance, gutter cleaning, building maintenance, and landscaping to match the new contract. There was a question on why the master and townhomes have separate reserves. Lisa Pippin explained that the master reserves cover the common area and master community items like the clubhouse and pool while the townhome reserves are specifically for townhome items like the buildings. Ken Eisel deemed the 2019 budget ratified.

Adjournment – By the authority of the Board, Lisa Pippin declared the meeting adjourned at 9:20 PM

Thank you for attending the 2019 Cobblestone Master and Town Home Annual Meeting!