

**COBBLESTONE HOA ANNUAL MEETING  
JANUARY 25, 2024**

Dorothy Buffone, president of Master Board, welcomed the residents.

- Dorothy asked for a moment of silence for all of the families in our community who have had a family member pass away this year.
- For the benefit of new residents and for residents who may need a refresher, Dorothy spoke about how our HOA is organized.
  - She came to the conclusion that this topic needed to be addressed after receiving an email from a townhome resident, claiming “that the townhome owners have to pay into the single family common open space, but the single family residents don’t pay into the townhome common open space”. This is not correct and she read her response to the above referenced email.
  - She requested that any questions be held until the end of the meeting.
- 2023 ACCOMPLISHMENTS
  - All fire extinguishers were checked by the fire marshal. We needed to order a case to enclose the one in the pump room.
  - We added a new light pole to the parking area; this will provide increased visibility.
  - Parking passes were created to be used by the residents who have overnight guests. Their guests can use the pool parking lot.
  - The social committee purchased a steamer for the clubhouse floor to be used as needed after social events.
  - The clubhouse was pressure washed and had a deep interior clean.
  - A maintenance committee was formed to work on repair issues. The committee includes Butch Levesque, Tony Ryan & Bob Margies. If anyone is interested in joining the committee, please call Butch.
  - The front railing at the clubhouse was painted along with the pool bathroom area. Thanks to the maintenance committee.
  - New pool umbrellas were purchased.
  - The existing clubhouse furniture was moved to the outdoor area by the picnic tables, and new furniture was purchased for the interior.
  - A cabinet & mirror were added to the clubhouse bathroom
  - The refrigerator was freezing food & making a grinding sound. Therefore, a new one was purchased.
  - The main entrance to Cobblestone was enhanced with additional lighting to the front area & the island. A big thank you to our maintenance committee.
  - Dead trees at the end of Streamhaven were removed & replaced with holly bushes.
  - Tea olive trees were planted on the berm between the townhomes & single family homes.
  - Cracks in the pool parking lot were filled and the parking lot was sealed & striped.
  - The security system needed to be replaced, along with a new camera at the front entrance.
  - We moved \$100,000 from the reserve account to Fidelity Investments, with an estimated \$4,000 income.
  - New lighting was added to the North Pond fountain .
  - The pool was scheduled to be drained & repaired after Christmas, but the weather turned cold, and they need to wait until it begins to warm up. That will probably happen in March.

- Projects Scheduled for 2024
  - We are monitoring both ponds for any needed repairs. Foster Pond has noted that there is erosion & settlement accumulation present at the outlets of both ponds.
  - We will also be checking the common area drainage for any improvements needed.
  - The pool bathroom floors, along with the entrance to that area, will be coated with epoxy.
  - The clubhouse bathroom needs to be painted.
  - We will be researching pricing for tables & chairs for the pool and a new water fountain.
  
- Linda Klein – Financial
  - Linda reviewed the 20 year reserve study for the community and explained the importance of this regarding our budgeting.
    - We will continue to work with this study in the future and will move numbers around as necessary.
  
- Ceilia Wolfe (Braesael representative) - Elections
  - There is one vacancy on the Master Board.
  - Tony Ryan was nominated and spoke for a few minutes to introduce himself.
  - Tony was elected and will serve a two year term.
  
- The floor was opened to questions and comments.
  - These questions and comments mostly revolved around subjects that have been addressed many times:
    - Common open space and the division of financial responsibility
    - Plantings at the end of Streamhaven and on the berm dividing the townhomes and single family homes
    - An email that was sent out that some residents found objectionable
    - Separating the townhomes and single family homes into two entities
    - Amounts in the separate reserve accounts
    - Several people spoke about how much this community means to them and questioning why everyone can't get along

The meeting was adjourned.

Submitted by

Nancy Fulmer  
Secretary