

Cobblestone Homeowners Association Board of Directors Meeting

Date: April 26, 2018 Start Time: 7:00 PM End Time: 8:15 PM

Location: Clubhouse

Facilitator: Board of Directors

Participants: Lynn Murray, Dave Bizik, Melissa Price, & Chad Milhouse (BMC)

Objective: Monthly Board of Directors Meeting

Meeting Minutes

Call to Order – 7:00 PM

Adoption of Agenda

Approval of Meeting Minutes – Lynn Murray motioned to approve the March 2018 Board meeting minutes, seconded by Dave Bizik, passed unanimously.

Open Session:

- Welcome and Introductions – Dave Bizik welcomed everyone and introduced the Board.
- Pool Opening / Repairs – Dave Bizik noted that they have experienced some problems with the pool management company Trident so far this year. Recently it was discovered that the pool pump motor needed to be replaced. It was just replaced last year and was still under warranty. There was a leak in the pump room for several years coming from the backflow, the multiport valve needed to be replaced, and the pool drain covers needed to be replaced. All repairs were done by vendors separate from the pool management company. In addition, cleaning of the pool has not met the Board’s expectations. The Board is pursuing cancellation of the service if possible. The pool is scheduled to open May 1st.
- Security Cameras – Dave Bizik noted that the previous Board previously approved a service for security cameras and it has since then been canceled. The Board found a company that could help install the cameras for much less at \$3,200 and the community would own the equipment. There would not be a monthly fee for monitoring. The Board would have access to review footage if an incident is reported. Locations of the cameras were suggested to be at both ends of the parking lot and the pool area. It was noted that the system could see activity at night and would be able to accept additional camera installations if needed.
- Clubhouse HVAC Repairs – It was noted that Steve Bauer was working with a company on repair of the clubhouse HVAC. The proposal from TA Kaiser was \$450 to repair the condenser motor.
- Willow Oaks Removal / Replacement – Dave Bizik reviewed several sections of the CCRs: Section 7.14 which requires landscaping changes to be submitted to the ACC and notes dead or dangerous trees may be removed, section 13.01 which notes that approval or disapproval can be for aesthetic reasons, and section 13.3 which notes that the ACC may create guidelines for a consistent landscape plan. The committee has received several applications to remove or replace the existing willow oaks in the single-family homes. The Board wishes for the trees to remain or something planted in their place if they must be removed. It was noted that eventually the roots may start damaging sidewalks and foundations. The Board noted that it was their responsibility to maintain home values and maintaining symmetry and a consistent look is part of that. It was suggested that a arborist take a

look at the trees and give recommendations. It was also noted that many of the trees needed trimming.

- Crime Watch Committee – There is no committee chair at this time and the Board needs volunteers. Duties are essentially looking out for neighbors and reporting suspicious activity.
- Financials – The Board reviewed financials and will post them on the website. Copies of the financials were available at the meeting.
- Announcements / Reminders – Cy Ledford volunteered for the pond committee. Sharon Fox volunteered for the welcome committee. Terri Cram volunteered to work with newsletter and website. Sharon and Barb will help with the social committee. It was noted that the social committee was planning a party on May 4th at 6pm.
- Pool Fob Activation – The Board is in the process of checking everyone’s fob and getting them reactivated.
- Leylan Removal – The Master Board and Townhome Board removed some trees between the single-family homes and townhomes. The trees were diseased and it could spread so the Board is working on saving the trees that they can.
- Trees along bank at Stremahaven – The Board was considering removing the 3 trees along bank at streamhaven. If work may not be done if it proves too expensive.
- Treebands around Willow Oaks – Dave Bizik noted it was about time to remove the bands. Homeowners are welcome to start removing the bands in May.
- Yard Sale – Chris Bizik noted that the community yard sale was this Saturday from 8AM -1PM. The members discussed doing a pre-yard sale for the community the night before from 6-8PM.
- Reminders – Overnight parking prohibited. Not wide, concern of emergency vehicles getting in and out.
- CCR Amendments – A homeowner asked where the CCR amendments were on the priority list for the Board. The Board noted it has taken some time getting up to speed on everything along with the pool opening and the plan has always been to start working on it in the warmer months. It was noted there was previously a committee of volunteers that could help. Cy Ledford suggested changing the amount of votes needed to amend the CCRs first from 67% to 51%. The Board noted they would have a plan of action by next meeting and put it as an agenda item. The Board welcomes volunteers.
- Other Reminders – It was noted that it was about time to start watering lawns. The best times are 5-7am. Homeowners were asked to not water the day of the mowing. Mailboxes were being neglected over the years and many could use a fresh coat of black satin paint. The next open meeting will be June 28th at 7PM.

Adjourn – 8:15 PM