

Cobblestone Homeowners Association Board of Directors Meeting

Date: August 16, 2018 Start Time: 7:00 PM End Time: 8:01 PM

Location: Clubhouse

Facilitator: Board of Directors

Participants: Lynn Murray, Dave Bizik, Melissa Price, Ken Eisel (Townhome Board), & Chad Milhouse (BMC)

Objective: Monthly Board of Directors Meeting

Open Meeting Minutes

Call to Order – 7:00 PM

Adoption of Agenda

Approval of Meeting Minutes – Previously approved through email

Open Session – 7:00 PM

- Welcome and Introduction – Dave Bizik welcomed everyone and introduced the Board members.

Old Business

- Leyland Replacement – Irrigation and Shrubs – Melissa Price noted that the leylands were removed and new shrubs installed. Project complete.
- New Pool Furniture – Melissa Price noted that the new pool furniture arrived and they were seeing a lot of use.
- Neighborhood Watch – Alva Kailey noted thanks to the volunteers for the committee. The next meeting will be Thursday, August 23rd. Sargent Murphy will be in attendance to talk about what to do for safety if you get pulled over by the police.
- Pool Repairs – Dave Bizik noted that the pool steps were repaired as well as the bathroom wall. There were recently two severely damaged umbrellas due to them not being let down after use. Residents were asked to please put down the umbrellas after use. Thanks was noted to Tom Murray for fixing them.
- Ken Ingram and Butch Levesque were also thanked for their volunteer work.

New business

- New meeting sign. – Dave Bizik noted that meeting signs were purchased and placed and it was evident that homeowners saw them due to the high attendance.
- Directory & Newsletter – The Board asked that residents notify Terri Cram if they have any changes to their directory information so she can make the corrections for the next directory. It was noted that the newsletter was printed and delivered.
- Eblasts – The Board sends eblasts regularly and homeowners were encouraged to sign up on the community website to receive those eblasts sent to the community. If the homeowners are not receiving the eblasts they were encouraged to make sure that the master board email address is in their personal email contact list so the eblasts do not go into their Spam.
- Dues payment system – Dave Biziki noted that Braesael Management changed banks and a few homeowners were having trouble setting up payments. Chad Milhouse explained that the reason for the change was because they switched management software in August and it required them to move to a new partner bank. Mr. Milhouse explained the payment options in detail including online payments, mailed check payments, and

ACH payments. Homeowners that were having problems were encouraged to speak with Mr. Milhouse after the meeting.

- CCR and Bylaws changes – Dave Bizik noted that the Board was currently pursuing amending the governing documents and was having the attorney review what their plan. Sections that the board would like to see amended include the percentage of the community needed to amend the documents, cumulative voting, and term limits.
- SC Homeowners Act – Chad Milhouse noted that the main effect this will have on the community is the requirement to file governing documents and rules and regulations with the County. The Board will continue to pursue this in conjunction with governing document amendments.
- Social Events – Next events include September 11th game night and October 26th a vocalist will be at the pool. \$5 charge for the event.

Questions

- A homeowner asked how often the landscapers trim the shrubs. It was noted that they trim two times per year. Homeowners can opt out of pruning and do their own trimming.
- It was noted that the townhome minutes and financials are eblasted only to Townhome owners.
- A homeowner asked if townhome doors will be painted. It was noted that townhome doors and garage doors are owner responsibility.
- A homeowner asked about the current state of the pool plaster. It was noted that the pool was visibly starting to look rough but not damage overall. The Board has tried to keep up with the maintenance but it could be getting to the point where the surface needs to be redone. The Board will discuss options with the pool company and take their recommendations.
- A homeowner asked for a show of hands who would be interested in a CPR and First aid course for a small fee.
- A number of shrubs were dying and the Board will look to replace in September
- It was noted that a volunteer was taking care of the ants around the pool.
- The Board noted that all mailboxes have to remain same. The Board encouraged owners that have a box that is starting to look worn to just repaint it or replace it.
- Karen Bailey asked for a Tea Olive shrub to be planted in place where Leland's were removed to give her some privacy.
- A homeowner commented on a very ugly email she had received and urged people to think before they send such hurtful comments.

Next Meeting Date – Next meeting October 18th.

Adjourn – Dave Bizik declared the meeting adjured at 8:01 PM