

## Cobblestone HOA Meeting – 08-26-21

### Attendance:

Dorothy Buffone, MB President

Adam Maples – MB VP

Barb Dobson – MB Secretary

Ceilia Wolfe – Braesael

Dorothy opened the meeting – thanking everyone for attending and stating how good it is to be able to see neighbors again.

Introduction of both Master & Townhome Board members

Attendance Sheet at the door - 38 (per Gail Levesque count)

### Dorothy commenced:

- Notes from annual Zoom meeting
- Accomplishments:
- Clubhouse HVAC replaced
- Reserve study completed – urging homeowners to read it
- Tree replacement – especially the Leland Cypress which have a life span of 10 years
- Clubhouse – pressure washed and sanitized along with pool decking and sidewalks around clubhouse
- Pool pump room – new fans installed for ventilation; the walls in both the pump room & bathroom were repaired
- Bylaw change – no same Board member can serve on both Master and TH Board

- Financial Review:

Linda Klein – introduction – Finance background serving the Master Board with annual budget and monthly variance analysis of financials. Described our process, and quarterly

financial review meetings, line item review to assure we are on track with budgeted expenses which makes the annual budget process familiar and easier. Linda urged interested homeowners to join the Finance Committee.

Dorothy resumed discussion of current items completed or that need attention:

- Signage at the ponds for insurance purposes
- Landscaping contract: Board met with US Lawns – we will retain their services again for 2022
- The MB arranged for US Lawns to be on site in Cobblestone for a meet and greet
  - Sep 14 – 9 to 10:30 – coffee and donuts
  - Send questions and concerns in advance if you can't attend
  - The TH Board is considering a similar meeting
- Doug Ellison highly recommended the Board consider using a vendor that he currently uses for a 26 acre apartment complex property: Southern Eez - contact Louis at 803-412-6596
- Linda Klein noted that US Lawns has one parent company and that BrightView should be held accountable if the service is not the same between Master and TH. Alva Hailey made a point that the TH Board needs to manage their poor landscaping concerns with the liaison (Steve Bauer). Ceilia Wolfe asked for concerns to also be copied to [cobblestone@braesael.com](mailto:cobblestone@braesael.com) to assure attention is given.

Directory updates:

A TH owner suggested that the Board conduct a survey of the homeowners to get input involving landscaping. Linda Klein noted that we did conduct a survey a couple years ago and the Board got some complaints but the majority of residents wanted to keep US Lawns.

Lively conversation ensued – for our pricing tier; we are not going to get high-end home results.

Dorothy continued with other topics:

- Sidewalk repairs:

The MB has contacted contractors re: sidewalk repair for ADA compliance. Discussion ensued regarding “Why do we own sidewalks?” – Even though a developer pays a bond to the municipality and the municipality approves roads and sidewalks – our development cannot get rid of the liability and maintenance of sidewalks. Dorothy relayed to the homeowners that she had already done the due diligence to answer that question: on the 3 single family streets (Streamhaven, Sourwood and Ridgeline) the county will take care of the road up to curb and gutter. Dorothy did make sure the audience knew that the county would maintain single-family roads; but that the two TH roads are private. Dorothy highly recommended that homeowners read the CC-n-R’s and bylaws which are posted on our website and were part of the home sale packet provided at the home closing.

- HOA Fee Split:

Doug Ellison: posed a question and stated the inconvenience of making two payments for HOA Fees. Ceilia explained the purpose for the fee split at the beginning of 2021. (two separate legal entities). Ceilia explained that the fees should never have been set up to be combined into one payment.....so, the split payment (while it may be a slight inconvenience, meets the legal requirements).

Documents state that it should be split –

TH Board at the time & their attorney suggested the fee be split. After investigating, the fee was split to meet legal requirements.

- Concrete lip around pool was cracked and repaired
- New pump capacitor – power went out on pump on Saturday, which required emergency repair.
- There will be no coupon books for the Master. The TH – Board indicated they will be doing the same.

#### Other Points?

- Safety: Alva Hailey made two points about safety: speeding and aggressive dog attack.

- Speeding and stop signs being ignored

A lady was speeding and hit a duck...

Karen Bailey agrees – she’s nearly been rear-ended by speeding drivers as she tries to turn into her home.

Speed bumps may be solution per Pam Higley

Braesael offered to send letters to the homeowner if the incidents are reported and can be tracked to the homeowner

- Aggressive dogs – another pit bull attack

Ceilia explained: if police won't handle – Braesael can send out violation letter – and then move straight to a hearing – Board can decide to fine. The Board/Braesael can also execute a lien or foreclose on property.

- o Leash and muzzle laws? Pam Higley – SC looks at that dog as property. We have tried to set up a meeting.
- o Linda Klein suggested we add dog's names and photos to the neighborhood directory to help identify the offenders.

- Directory Updates:

Linda Klein explained that we have made several attempts to collect homeowner information to no avail. Pam Higley and Amanda Mitchell will try to obtain. Braesael can also ask for Directory Information.

- COS property and trees:

Trees on berm have been out – replacement trees coming? Bonnie Masters-Ostrem posed the question of when trees removed two years ago will be replaced. It affects the privacy between her home and Cindy Bellefeuil's TH. Part of the berm is Master and part is TH. A survey is required to make a final determination as to who is responsible. The Master Board paid for the first half of the tree removal and expected the TH Board to pay for the remainder (to no avail). We are at an impasse until a survey can be done. It's a delicate matter and Ceilia noted that it should not be discussed during this meeting.

- ACC Requests:

Cindy Bellefeuil asked how to submit a survey if she doesn't have one. Butch Levesque added that it could be obtained at the county courthouse in person or online.

- Pool Bathrooms:

Pam Higley noted that we need new locking mechanisms on the pool bathroom doors – Butch Levesque offered to change locking mechanism.

- Upcoming Social Committee Plans:

On behalf of the social committee, Sharon Fox thanked everyone for attending the recent Tropical Event and noted plans for October: an October for kids in Cobblestone – the social committee needs volunteers to help with a Costume parade and pet parade. There will also be a Craft sale on a date to be determined in October.

- Prayers to end our meeting:

Karen Bailey offered a prayer for our Military men killed in Afghanistan – asking for God's special blessing, courage and peace – to put an end to it. God bless America.

- Thank you to the Board:

Carolyn Croft thanked the MB for all their work.

There being no other business, the Homeowners' meeting was adjourned at 8:20 PM.

Respectfully submitted,  
Linda Klein – Finance Committee

