

Cobblestone Master & Town Home Owners Association

Board of Directors Meeting

Date: June 7, 2017 Start Time: 2:00 PM

Location: Cobblestone Clubhouse

Facilitator: Board of Directors

Participants: Ken Eisel, Sharon Fox, Tom Murray, Gay Thornton, Cameron Lewis (BMC) & Lisa Pippin (BMC)

Objective: Monthly Board of Directors Meeting

Meeting Agenda

Call to Order 2:00pm

Adoption of Agenda

Open Session:

Volunteer Group: Henry Frantz will head it up. Help residents in the community by running errands, driving to the doctor, etc. Looking to get 10-15 volunteers and will put together a monthly schedule. Please contact Henry Frantz if you are interested.

- **First Aid kit charge by pool company, resolution?** Trident has been contacted.
- **Who will be the contact for Cobblestone while Cameron is out on maternity leave?** Chad & Lisa
- **The front sidewalk at the clubhouse entrance seems to be separating more from the front stoop.** Braesael will contact Standard Pacific to see if they will take care of the issue, if they don't then they will contact an engineer to come out.
- **Gutter cleaning/tree trimming for the front gutters at the clubhouse.** Tom Murray will get a team together to take care of.
- **Red ant/fire ant mounds around the pool parking lot.** HOA will take care of the issue.
- **Do we need a yearly pest contract for the pool area deck?** Board agreed that there is no need for a contract. HOA will take care of the issue.

- **Downspout extensions have been separated from the downspouts on the parking lot side of the clubhouse.** Tom Murray will fix the downspouts.
- **Still no key accessible in the clubhouse to the pump house and storage room.** There is a key in the lockbox which belongs to the pool management company. Mr. & Mrs. Bizik will put their key on the electrical box for the time being until there is a solution. Tom M. and Sharon F. currently have keys.
 - Suggested to keep an inventory of keys in the community.
 - Quotes for combo locks or changing the locks
 - Need a new shelf in the storage room. Gay will look for pricing on a stand alone metal shelving unit.
- **There is an outlet box near the garbage bins at pool that has no cover on it.** Tom M. will purchase new covers.
- **Pool issues /behavior/lost cards.** Sharon received 2 complaints during the Memorial Day weekend. Move to closed session for a solution.
- Have we arrived at a cost for a lost pool key fob? **The community needs to be advised. Cards were purchased 8/22/16 for \$266.88 (25 cards). We were out of cards for the new owners and previous owners were not leaving cards behind. In our other communities they charge anywhere from \$10-25 for lost or additional replacement cards. Tom M. motioned to charge \$15 per card, Ken E. seconded, all in favor. Motion carries.**
- **Discuss best practices for emails. See attached. Should it apply to both boards and ACC?** Yes, the ACC and Board should both use HOA emails for communication. Less is better in emails.
- **Confirm what I thought was an agreement that when both you (Cameron) and Lisa were at the meeting you would provide the minutes. You did provide the minutes for the last meeting but there was a disgruntled owner who thought I should have done them.** This is a duty that the secretary can delegate to the agent. Ken E. moved to have Braesael take the minutes during the meetings when they are in attendance, Sharon seconded, all in favor. Motion carries.
- **Changing CCR's in town homes only versus the entire community.** Ken E. explained the town home meeting was just a kick start to see how many people were actually interested in changing of the CCR's.
- **Landscape and pool contracts.** Ken E. will post contracts to the website. This agenda item was in regards to conversation over the last couple of months about the possible need to find a new landscaper and pool company.
- **Suggestion to start a Pool and Clubhouse Committee:** Sharon moved for David Bizik to head up the committee, Tom seconded, all in favor. Motion carries.
- Suggestion to get volunteers together to put stones around the 3 trees out front. Est \$400 per tree.
- Chris Bizik asked about turf management: The boards confirmed that brown patch will be completed this year. It is listed in the budget but not always in the landscape contracts. Gary stated brown patch should be done Thursday. Brown patch will be done in June, July and August.

- Bill Mayes: There are overhanging tree branches over the sidewalks, speeding throughout the neighborhood, walking in the streets when residents should be walking on the sidewalks, branches are blocking the street lights. There was a street light globe at the corner of 3044 and 3048 Streamhaven that was painted over. The Board agreed to contact Duke to see if they will replace the globe.
- The board needs to remind residents to be aware of their surroundings and take care of themselves. Overnight parking needs to continue to be addressed. Anything between midnight and 6am should be reported to Braesael with a picture time stamped for proof.