

Cobblestone Homeowners Association Board of Directors Open Meeting

Date: September 26, 2019 Start Time: 7:00 PM End Time: 8:00 PM

Location: Clubhouse

Facilitator: Boards of Directors

Participants: Cobblestone - Master BOD, Cobblestone - Townhome BOD, Amy Kinney Hicks (BMC)

Objective: Quarterly Board of Directors Open Meeting

Open Meeting Minutes

Call to Order: 7:00 p.m.

- Welcome and Introductions - Dorothy introduced Ken Eisel and Pam Higley; thanked Steve for his service.
- Approve Agenda: Motion made by Billy Mays and Adam Maples seconded; motion passed

Master Section

- Motion to approve financials: Pam Higley made a motion to approve and Adam Maples seconded
- Update on Projects: Pool Resurfacing - Dorothy explained it was sorely needed, and the decision was to go with Aqua Tech, mentioning that if they stay with them, the warranty on the work would be 5 years
- Update on Projects: Sidewalk Repairs - the sidewalks were already repaired; Dorothy explained why this was done
- Update on Projects: Tree trimming/growth retardant: Price was \$18,900; all SF homes were trimmed and the growth retardant was injected. This project was already completed.
- Amounts all came through the Reserves, but they will need to be built back up, so the Board decided to increase the Assessments by less than 10% or \$170/mo or an increase of \$180 per year; a question was raised as to how much of the increase will be allocated to the Reserves, and Dorothy mentioned that they will be looking at that when doing the 2020 Budget. The Board would like to ensure the Reserves are no longer unallocated, and they will be adding in line items to designate the amount
- Discuss amounts to be deferred to 2020: the HVAC will be in the budget for 2020, but must be done. Also sidewalks were checked for ADA compliance; in the SF side, there are 90 areas that need to be attended to; this will be a consideration when compiling the 2020 budget; Dorothy mentioned that Steve has a copy of the information on how many areas need to be addressed in the TH section. A question was raised if multiple bids were received for all the items being done, and Dorothy mentioned that 3 bids are received for every improvement/repair that is considered.

- The rodent problem was also discussed; Ken requested Killingsworth to assess whether there is still a rodent problem. Dorothy gets a monthly report on the number of rats in the smart boxes” for the community and the numbers are actually increasing. Dorothy then explained to Ken how the “smart boxes” work. Pam asked about the information in the newsletter about the community working with the environmental department. Barbara was put in touch with SC Environmental to discuss the issues; particularly the dumpsters behind the shopping center and the grease traps; the environmental people notified the shopping center residents that there were items that needed to be addressed.
- Providence Landscaping - coming up on the end of the 1st year of the contract. Dorothy mentioned the number of complaints and the desire to send out a survey to the community if they want a new company; if a new company is desired, please suggest the company. They would like to get the results so they can investigate new companies as quickly as possible. The increase was also mentioned for the second year. A request was made to trim the shrubs at the SF homes, and the landscapers said that they were not allowed to; the clarification was made that was not the case, as well as them not wanting to trim near the houses due to scarring the siding with the trimmers. A suggestion was made to find a company that would use the same crew for the community, especially those who would use a push mower on the areas that are in contention.
- Adam mentioned that the overseeding/aeration will be coming up in the next few weeks; recommended that any thatched areas be raked up. Residents will be notified when it will be scheduled, but looking toward the end of October.
- Residents do have the option to put in extra dirt at their expense prior to the aeration/seeding. Option should be given to Providence regarding the next tier of services and what that encompasses; however, at this point they are proving to be not responsive. The survey should go to the entire community and not just the SF homes.

Townhome Section

- Financials - Randy updated the community regarding the financials; thanked Pam and Ken for their assistance with the financials and discussed the budgeting process and the reserves. Prepared everyone for the addition of costs due to the landscaping not being sent in, Killingsworth not getting the second installment in, and these will be paid in September. The pond was also done, but Randy feels comfortable that everything can be done through the Operating Account at this time, but this may change. Possibly more plans about painting/maintenance coming up in 2020 due to the age of the facility, but will know more later. Randy is hoping that TH budget can be looked at prior to the Annual Meeting.
- PVC sewer line scoping - Ken mentioned that they have decided that the sewer line scoping will be done; out of all townhomes, 9 at this point that had connections going under the sidewalk, but to ensure that everything is clean and there are no problem. They will notify the community when that is scheduled.
- Killingsworth 10-yr termite trenching - Ken mentioned the trenching which has previously been discussed by Randy, but that it was provided in the Reserves to cover this.

- Pruning of shrubbery - notified that it is scheduled for November, but Ken felt this was too late and is going to contact landscapers to try and move that up.
- Professor Stump - tree root grinding on front yard trees: Ken is also going to get Airborne Tree Service in to take a look and get an RFP on this; Randy mentioned that previous information was that it would be done; however, the information from the tree trimmers gave them pause regarding the tree growth retardant and the issues that might cause a problem with the health of the trees, and the Board would like more information on this. Dorothy mentioned when the tree people came to do the retardant and fertilization, they did the TH by mistake; they are checking because they were told that there is the possibility that the entire TH community was not done, so they are looking for confirmation on this.
- Pam mentioned that there are homeless being seen in the community; Alva mentioned that the sheriff said that if you see anyone to call 911 no matter the situation, have Sgt. Murphy or another deputy to come out, as they have been witnessed trying to get into the pool to shower, etc.
- Alva also requested an update on staining the decks for the TH; she was told the HOA was going to be done. The TH Board is to discuss this and return a response as to whether it is the Association's responsibility
- Sharon mentioned November 9th an activity is being held by the Social Committee to honor the veterans; any information should be forwarded to her.
- Ken mentioned again to please use the TH or Master email address and not to email or call the Board members individually on their private information and to be respectful of their time, as well as to ensure a response.
- Request on when the rest of the wood trim on the TH will be completed; Ken mentioned they do not have a time-frame yet and it may be 2020.

Adjourn - 7:59 p.m.