

Cobblestone Master Homeowners Association and
The Townhomes at Cobblestone Association
2022 Annual Meeting Minutes

Date: 1/25/2022

Time: 7:00 PM

Location: Cross Ridge 3000 World Reach Dr. Indian Land, SC. 29707

Attendance – Master - 29 Owners attended in person or by proxy. Townhomes – 18 Owners attended in person or by proxy.

Call to Order 7:03 PM

Master Agenda

I. 2021 Accomplishments

- Updated software for security system at the clubhouse.
- Some sidewalk repairs were done in problem areas
- Pond controller replaced
- Trees in the common areas were removed & replaced along with sod due to disease.
- Crepe myrtles and pin oaks were fertilized
- Sand replaced in the pool filter. Needs to be done every few years.
- Pump capacitor at the pool was replaced
- Pump room walls repaired, this was due to pool chemical erosion
- The adjacent bathroom walls were repaired.
- Duke skipped a month invoicing the association due to their software update.
- US Lawns will keep the contract in 2022 and will increase 3% this year & the next. There will be no increase for 2024
- Master was reimbursed by Lancaster County for incorrectly invoicing taxes of common areas.

II. 2022 Projects

- No major projects are scheduled for 2022. Items will be handled as they are needed.

III. 2022 Budget

- Linda Klein went over the 2022 Master budget. The increase will be 9.7% for Master assessments.
- Linda noted that there has been an economic increase of roughly 7% this year.
- The 2022 Master assessments will be \$193 per month.
- No coupon books will be sent in 2022 moving forward.

IV. Board Election

- There was one position open for a term of two years.
- Nancy Fulmer was unanimously elected to the Master Board.

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Townhome Agenda

I. 2021 Accomplishments

- Paint and repair balconies (every 5 years). \$13,200 from reserves.
- Paint Townhomes exterior trim. \$5,000
- Killingsworth termite renewal \$4,725
- Gutter cleaning \$4,550
- Sidewalk and driveway inspections and repairs \$3,968
- Tree removal \$2,850 (\$1,550 paid from reserves)
- Tree trimming \$1,550
- Roof replacement insurance deductible \$1,000
- Roof repair and maintenance \$856
- Irrigation system inspection and repair \$663
- Siding repair and maintenance \$550
- Grand total \$38,912

II. 2021 Projects

- Pressure washing
- Exterior repair and caulking
-

III. 2021 Budget

Randy Gray presented the 2022 budget.

- Assessments increased \$10.69 per Unit per month.
 - **Annual Decreases**
 - Postage \$50
 - Supplies \$50
 - Legal fees \$800
 - Exterior paint and repair \$2,250
 - Exterior repairs (sale of property) \$1,000
 - General Maintenance \$1,000
 - Total operating costs \$2,272
 - **Annual Increases**
 - Insurance \$10
 - Termite warranty/ renewal \$250
 - Gutter cleaning and repair (2 cleanings per year) \$100
 - Landscaping contract \$768
 - Landscape irrigation maintenance \$1,750

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- Reserve contributions \$9,715 per reserve study

IV. Board Nominations

- There are currently two positions open for the Board of Directors.
- There was one nomination from Joe Marshall in advance of the meeting.
- Cindy Bellefeuil nominated herself from the floor at the meeting.
- With no other nominees Joe Marshall and Cindy Bellefeuil were elected to the Board of Directors.

V. Adjourn 8:23 PM