

Cobblestone Master and Townhomes Meeting Minutes
March 11, 2015
7:00PM

Board members present: Ken Eisel, Ken Iberg and Karen Bailey
Braesael: Cameron Lewis and Chad Millhouse

Ken Eisel moved to have the members of the Association sit as an audience and allow time for questions after the board meeting. Karen seconded and approval was unanimous.

Approval of February Meeting Minutes: Ken Iberg moved to approve the minutes as written. Karen Bailey seconded and approval was unanimous.

- The board has agreed that both the Single Family Homes and Townhomes will continue to meet together for all board meetings.
- The 2 ACC Committees will also be joined together.
- Braesael Management will eblast communications to the community.
- Trash on the hill up towards Food Lion will be taken care of. Ken Iberg spoke with Summit and Ken Eisel spoke with Food Lion.

All ACC requests will be sent directly to Braesael Management to insure all information is received correctly and completed before sending over to the ACC Committee. An eblast was sent by Cameron Lewis today as a reminder.

Cameron Lewis will also send a reminder eblast to the community to remind homeowners to send in their insurance information and to ask homeowners to let their insurance companies know there was a change in management companies.

Storage Site on River Road:

- The Board has met with the developer twice.
- This will strictly be a storage facility.
- There are 4 building units all one story except for one unit that is two stories. The two story unit is placed lower than the one story therefore the units are all the same height.
- Lighting will be on all the time.
- No business will be run out of the units.
- Hours of this facility will be no later than 9PM.
- They will leave as many trees as they can, they will not clear cut the area. Saturday the Board will bring a print of the facility to the Clubhouse for any homeowner who would like to get a better idea of what it will look like.
- They would like to run a pipe from the retention pond which would run behind Chasewater. Will need to send to the law firm to confirm it will be ok.
- The project has not been officially approved; it may take 2-3 more weeks for approval.
- Construction would begin in June.

Gutter Cleaning: Cameron Lewis is currently getting bids for the Board. Need to confirm they will blow the down spouts out too.

Foot Traffic: There is a walkway on Chasewater where the school kids are using it to cut through the neighborhood. There is no parking for the school and they are using the parking lot of Food Lion. It was suggested that the community hire a police officer to direct traffic and the kids from school.

- It was suggested the children car pool at the school.
- Install a key fob system and gate at the sidewalk.

The Board mentioned the sidewalks are in disrepair and are looking to get concrete quotes for the townhomes. They will also talk to the vendor to see if there is any concrete leftover if they can use over at the single family homes.

There were two pine trees that were removed from the mail kiosk. The board is seeking bids for replacements.

Townhome exhaust vents: The vents are made of plastic and are breaking. The board is going to go with a metal vent which is a little more expensive but will be worth it in the long run. Sutherland Exteriors is licensed and bonded. There cost for the vent replacement project for the town homes has a total cost of \$7,561.17. \$5,500 for labor. \$2081.12 for purchase of the vents. The vendor said it would take about 9-10 days to complete.

January Budget: Ken Eisel stated that he originally sent the wrong budget. The financials will be sent by eblast to the community.

Duke Power: Anyone in the community can report a light outage. There is a form on the Duke website or you can send the request to Cameron Lewis at Braesael and she will take care of the issue. Please mark the light pole with a ribbon for outages.

An eblast will be sent out to the community about the turf application pre emergence and fertilizer. Please remember to keep pets off the grass until the chemical is dry, at least one hour.

Meeting Adjourned: 7:50PM