

September 2014 HOA Meeting

Attendees:

Master and Town Home Boards: Karen Bailey, Ken Eisel, Ken Iberg, and Ed Lego

Henderson Properties: Lyle Walter

Cobblestone Community: 34 Single Family and Town Home owners. Thank you to the residents who attended.

Meeting Agenda and Notes:

1) Combining ACC's: The boards have discussed with the ACC from both the single family and town homes the plan to combine the committees into one committee. Ana Smith will chair the new board and they will meet and decide on their operating protocol. The boards have made a few suggestions for amending the Architectural Guidelines and will be up to the committee to change and publish the guidelines. We will maintain equal representation from the single family and the town homes.

2) Crime Watch: The boards are concerned with the lack of participation/enthusiasm concerning the Cobblestone Crime Watch. In a meeting after an attempted break in the Cobblestone community there were many ideas ping ponging around the room. The Crime Watch Committee brought in a member of the Lancaster Sheriff's Office to address Cobblestone residents and that presentation was not well attended. Further, both single family and town home owners seem not to be interested in joining the Crime Watch Committee. The next meeting of the Crime Watch Committee will be on November 18th. Please come and participate. Bill Mayes and Rachel Cuff chair the committee.

3) Pool Closing: The pool will close at 9:00 PM on September 30th. After 9:00 PM the pool and pool deck will not be accessible. Please keep your fobs in a safe place for the next swim season. There will be a charge to replace lost or damaged fobs. The tables and chairs for the tables will not be stored but will be left out for social committee functions.

4) Landscape (Ken Iberg)

A) Aeration, reseed and WATERING: The annual fall aeration and seeding process is going on for about the next ten days. After seeding, it is imperative that the seeds be kept moist for the next two to three weeks. This will be a messy project but well worthwhile. Your patience and understanding will be appreciated.

B) Oak tree issues: The willow oaks are infected with tree scale. The process and timing to eliminate the tree scale is being reviewed.

C) Maintenance strips A reminder; in order to not damage fences ,etc, Summit will not weed eater these areas in order to prevent damage. It is advised to put a 6 to 12 inch maintenance strip in these areas. Strips could be lined with pine straw or mulch.

5) Property north of CVD and East of Chasewater: The property between Cobblestone and the gas station on the corner of River Road is zoned B-3 and is for sale. I believe we need to be concerned about how a potential buyer would develop that piece of real estate. I am concerned that weak county rules could allow a buyer to clear cut the property causing an eye sore for both Crown Vista Drive and Chasewater Town Home owners. If there is uncontrolled development on that parcel, the value of single family homes and town homes could be adversely affected. I have contacted the county planning department and asked to be kept in loop about any proposed building on that lot.

6) Proof of insurance requirement: The CC&R's require both single family and town home owners to provide proof of insurance. This is easily done by asking your insurance company to add the HOA as "a party of interest". This means that your insurance company would keep the HOA advised that your home is insured. This requirement is for your own protection and the protection of the community. Imagine the possible cost or eye sore the community would suffer if a home was destroyed by some means and it was not insured. At the beginning of September there 23 single family and 10 town home owners who had not provided the required proof and letters were sent.

7) Back up for Henry for Cobblestone Web site (Henry Franz): If anyone is interested in helping or being a back up for maintaining the Cobblestone web site, please contact Henry Franz.

8) Adjourn Meeting: Meeting started at 7:00 PM and was adjourned at 7:55 PM for a 15minute question and answer period.

Question and answer/discussion: topics

a) Critique of the mess being generated by the aeration and reseeding process.

b) Critique of the mowing process, blowing grass on siding and clean up after the shrub trimming.

c) Board was asked to give the names of owners who complained about 4 wheel vehicles, mopeds, motorcycles using the gap at the end of Chasewater as an entrance to Cobblestone or exit to River Road. The persons using this gap were not owners living in the Cobblestone community. Many owners who make complaint do not want to be identified and the board will respect that wish.

d) During the mowing critiques; I heard a couple of times from the back of the room, We pay \$167 for landscaping. We do NOT pay \$167 for landscaping, but pay \$167 for many things the TH budget is required to pay for, which includes a Master Association assessment. The town homes owners pay a total of \$638 per month for the mowing Summit does. That amounts to \$11 per month for each town home owner for mowing

Executive Session:

1) COS violation

- 2) Delinquent Dues
- 3) Proof of Insurance violations
- 4) Owners not living in single family homes or town homes
- 5) County foreclosure/seizure of property
- 6) Discussion for clubhouse usage issue
- 7) ACC violations
- 8) Discussion on how to handle frequent delinquent dues payers