

Town Home HOA Meeting

Tuesday 3/6/2018

- * Gay Thornton introduced the Town Home Board

Gay Thornton President
Steven Bauer Vice President
Ken Eisel Secretary /Treasure

* Steven Bauer will be the contact between Summit Landscaping and any Town Home Landscape issues that arise. Please contact Steve using the Cobblestone Town Home Email.

Cobblstn nth@aol.com

* We thanked Pam Higley for her service on the Town Home Board last year.

* Gay showed the new Town Home Welcome Package. A booklet that will advise new owners of "everything" they need to know concerning the do's and don'ts of living in the community as well as names, phone numbers and email addresses. Pam Higley developed this package last year.

* A portion of the Financial report that was read at the annual meeting was presented again.

The dues were raised three dollars per month for the 2018 budget year. A question was raised as to why we did not give notice to the community before the January coupon books were sent out. That was a misstep and I Ken Eisel will take full responsibility for that.

It is my belief that we will see slight increases per year in the coming years. It will be slight increases per year to prevent a sizable assessment somewhere along the line. The three dollar increase only nets the Town Home HOA \$2,088. Remember we are a small 58 door community so a small increase in dues does not yield much money for the community.

We did not get the planned painting and caulking done on two town home buildings because of timing and pricing. Pricing was much higher than we paid for in the previous year's painting and caulking.

At the end of 2017 we had a Net Year Income of \$17,266.22. We have asked that amount be transferred to our reserve account.

That income was a result of not having to do much exterior work and or not doing some of the planned exterior work on the town home buildings in 2017. We were under budget on landscaping due to not having to do brown patch and beetle control treatments in 2017. We also had a serious past due HOA account that was paid in full in 2017.

A word of semi comfort is, with the additional funds from last year's Net Year Income transferred to the reserve account, we now have around \$120,000 in reserves.

A word of caution, that is not a huge amount of money for a small community and we need to spend it wisely.

Parking Issues:

Residents on Chasewater have concerns about their ability to back out their driveways due to visitors parking on the street behind their driveways. We ask the property owners on Chasewater to have their visitors park in the overflow parking areas on Chasewater. There are seventeen overflow parking spaces in the community. It makes sense for visitors to use one of those and not inconvenience a town home owner who needs to back out of their driveway.

* Future projects for the Town Home Community:

In the process of getting landscaping quote for the entire Cobblestone Community a couple of landscapers noted the trees we have in our front yards are or will soon be too big for the front lawns. It was suggested we replace the existing trees with something smaller. We think we need to get a few more opinions and develop a plan that we can live with financially.

We have the need to remove the about 17 of the dead or dying pencil hollies in the front yards. We have made a couple of attempts at this and run into a cost issue. The big cost is the replacement plants. We should have this taken care of ASAP

We would like to do something about the bare corner at Crown Vista and Chasewater. We are still working with Cube Smart on doing something about drainage from their property to the drain basin at the behind 2506 Chasewater.

We also have issues with dead or dying Hawthorns in the front yard landscaping.

* We had a town home owner who is having a problem obtaining permission to install a fence in the back yard. In the interest of brevity for the

meeting we decided we would meet with her after the meeting. The board has met with the owner and understand what is being asked and will work with the owner to resolve the issues.

A comment was made concerning the garbage cans blocking the sidewalk on Chasewater on garbage pickup day. Not sure there is much that can be done to solve this issue.

The Town Home Board
3/11/2018