

Minutes from Cobblestone Condo Meeting

June 12, 2004

by Marge Seabourn/Bill Hyde, secretary

In attendance or represented: Joe and Kallene Casias, Dorinda Cremer, Joyce Dierauer, Stephanie Ford, Rick and Sheryl Hobbs, John Kane, Toni Moen and John Griffin, Tim and Leslie Payne, Rocky Mountain Bible Church (Gordon and Virginia Warner), Bill Schenk, Marge Seabourn and Bill Hyde, Rick and Renee Spiess, Jack and Mary Sullivan, Dean and Mimi Trautner.

Not present/not represented: Dianne Stuhr.

Meeting called to order at 11:23 AM.

Copies of the minutes of the January meeting were handed out with requests for corrections. No corrections were received so the minutes stand as written.

Points of Order

Association members who change their email addresses should notify Bill Hyde (wbhyde@billhyde.com) so that they will continue to get notice of association activities etc. Copies of previous minutes and financial statements are available on the association web page: <http://www.billhyde.com/csa/>.

Condo Cleanup

The following things were done at the June 12, 2004 Condo Cleanup Day. Today's cleanup cost \$474 including sealant for the small driveway, deck sealer, new lawnmower blades, rent on equipment, 14 cans of sealant for the large driveway. Some of the excess can be returned. This does not include flowers yet.

- Clean, fill and seal the driveway
- Clean and seal the decks
- Check function of heat tape in gutters
- Cut bag worms and parasites out of trees
- Weed flower beds and plant new items as necessary
- Weed eat as needed
- Cut down dead tree.

Additional tasks to be done next year

- Scout property for noxious weeds (e.g. false chamomile, yellow toadflax, spotted knapweed, Russian knapweed, diffuse knapweed, leafy spurge, dalmatian toadflax, hoary cress, perennial pepperweed and Chinese clematis) and remove.
- Mulch flower beds

Old Business

The following items from the winter meeting were still open and were discussed.

- Painting: John Kane
John decided not to bring this up. John has some of the blue paint left if anyone wants to do their outside doors.

- Deteriorated rocks
A section 8x5 feet on the fourplex is bad. Bill S. was quoted \$16/square foot so we are looking at about \$640 for that section. There are also misc other places. Bill thinks we could get the whole thing done for about \$1,000. We might also check with Joe the painter.

Decision: The association decided to authorize \$1,000 from the reserve fund for extraordinary maintenance on the cobblestone facade. If we need more than \$1,000 the association membership will be polled for authorization.

- Dues and Reserve Balance
Dues are now \$170 (\$140 plus \$30 for reserve). At the winter meeting we decided that at the summer meeting we would consider approving a maximum target of \$10,000 for the reserve balance.

Copies of the May financials and the multi-year budget comparison were handed out. The current savings balance is \$7,589.02 so we are close to \$10,000. John Kane thought that \$20,000 was a better figure. There was considerable discussion.

Decision: The association decided to table this proposal until the January meeting. Association members will need to get proxies in for the January meeting if they want a vote on this.

New Business

- Budget Review:
Thanks to Dianne for renegotiating the waste management bill down from \$161 to \$130. Some members wanted it put in the minutes that the service we use for snow removal is Helton Backhoe.
- Decks:
Bill Schenk has found out that prospective buyers want to have a deck on the upstairs units. Bill handed out some drawings of the deck proposal. The major objection in the past was the stairs coming down from the upper deck. If the upstairs units increase in value, the downstairs units will also increase based on the square footage. The following are descriptions of Bill's proposal.

Proposal 1 – a deck that comes out 6 feet and will be the length of two units. The upper unit windows turn into a door of some kind.

Proposal 2 – a deck for each unit with stairs coming down. This is a smaller deck that is only 3-1/2 feet out from the building and 8 feet long. It mainly provides access to the lower decks from the upper areas.

Proposal 3 – same as proposal 1, but without the part of the deck that goes around the chimney; however, the deck is longer and goes all the way under the bedroom windows. This way each unit gets its own deck.

The group seemed to favor a design where the deck was smaller coming out of the living room, but then got bigger in front of the bedroom.

Decision: The association approved the concept of a 6 foot deep deck coming out of the upstairs bedroom but not in front of the upstairs living room. The association approved the exploration of having a small deck in front of the upstairs living room in order to access the larger upstairs deck as long as it did not significantly block the view and sunlight for the lower unit. Final plans and financing must be approved by the association. This proposal only applies to the eightplex. The motion was approved.

Decision: The association agreed that all deck installations and designs must be approved in advance by the association. Designs must be compatible with the existing architecture.

- **Replacement for Condo President**
Bill Schenk is selling his place, so we need to appoint a new president. John Kane agreed to take on the duties.

Decision: When Bill leaves John will become condo association president and building manager. Moved, seconded, and passed. We will elect a new vice president at the January meeting.

- **Windows:**
There was considerable discussion about replacement of windows for various reasons.

Decision: The association approved the optional replacement of the non-opening living room windows in the lower units with windows that open. Windows must be similar in design and appearance to the other units. The association decided not to coordinate window replacements as a group. Individuals may agree among themselves.

Maintenance Cycle (included as a matter of record).

Our building maintenance plan runs on a 3 year cycle

- 2004 – Seal driveway
- 2005 – Stain building
- 2006 – Paint blue trim

Items for discussion at Winter Association Meeting

- Review possible cap on the reserve balance.
- Review progress on deck proposal.
- Elect a new association vice-president if necessary.

The winter association meeting will be on **Saturday, January 8, 2005** at the church basement. It will be a potluck.

- Marge will bring the pie.
- Dean will bring his beans
- The Church will do the drinks.

Other members are requested to email Bill Hyde (wbhyde@billhyde.com) with information about what they will bring to the winter meeting.