

Cobblestone Condominium Association Meeting - MINUTES

January 8, 2005

by Marge Seabourn/Bill Hyde, secretary

In attendance or represented: Joe and Kallene Casias, Dori Cremer, Randy England, Rick and Sheryl Hobbs, John Kane, Toni Moen and John Griffin (Marge has proxy), Tim and Leslie Payne, Rocky Mountain Bible Church (Gordon and Virginia Warner), Marge Seabourn and Bill Hyde, Rick and Renee Spiess, Dianne Stuhr, Dean and Mimi Trautner.

Not present/not represented: Joyce Dierauer, Stephanie Ford, Jack and Mary Sullivan.

Meeting called to order at 6:39 PM.

Copies of the minutes of the June meeting were handed out with requests for corrections. Minutes were approved with one correction (lawnmower blades, not lawn more boards).

Administrative Items and Points of Order

- Additions and Revisions to agenda
- Announcements
 - Bill and Marge got married!
- Email Address Changes: Association members who change their email addresses should notify Bill Hyde (wbyde@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/>.
- Election of Officers
 - John was confirmed as president and building manager
 - Dori was elected as vice-president
 - Bill will continue as secretary
- Financial Report – Dianne
 - See handouts in the finance directory.
 - Trash removal – Waste Management has lowered their price to \$110 or so if we sign a three year contract. Dianne will contact Timberline and see what kind of a deal they will give us. John and Dianne will investigate and make the appropriate arrangements.
 - Cable is going up.
 - We were under budget last year on Water and Sewer but do not expect that this year.
 - There is nothing in the 2005 budget for Repairs and Maintenance. We decided to let this go and if necessary cover it through the reserve fund. We will revisit this at the June meeting and see if an adjustment is necessary.
 - Some people want to deposit their dues electronically. You can have your bank make a deposit to the following routing number 102105269 account 4064700783.

Old Business

The following items from the summer meeting are still open

- Dues and Reserve Balance

Dues are now \$170 (\$140 plus \$30 for reserve). At the summer meeting we tabled a proposal to set a maximum target of \$10,000 for the reserve balance.

 - We decided to table the reserve discussion until June as we are not going to go over \$10,000 in the next year in the reserve account.

- Deteriorated rocks – John Kane
Rocks were replaced this summer, but some were missed. They will be taken care of in the spring.
- Eight-Plex Upper Deck Status Update – Marge Seabourn
Last time, the association approved for the eight-plex the concept of a 6 foot deep deck coming out of the upstairs bedroom but not in front of the upstairs living room. Also approved was 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. 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.
 - Marge presented a drawing of her vision of the deck for the eight-plex. It shows a narrow walkway from the chimney going to a larger deck in the center of the condo for the center two units. The end units have a deck near the ends of the building. There was some concern about light to the lower units. Dean and Mimi mentioned that they had seen some translucent deck materials at a home show. The next step is to contact the town of Frisco and see what the regulations are for decks.

New Business

- Snow Removal/Parking – John Kane
 - There are several problems:
 - There are problems getting cars moved out on snow days for plowing
 - The plow doesn't seem to come at predictable times
 - The quality of snow removal service
 - John will contact Helton and pin them down on the times. John will post the time window for cars being out of the lot. John will find out how the service decides when to come and plow.
 - There are also issues with not enough parking. This is aggravated by a unit of renters having 3 cars. We may have to limit the number of cars per unit again.
- Recycling Containers – Marge
 - Marge would like to see recycling containers available. John and Dianne will look into the trash companies and see what this might cost.
- Range hood vent installation request – Randy England
 - Randy wants to install an external vent for his stove to vent out toward the lake. It would be a 4 inch diameter hole. The association has no problems with this as long as the code followed.
- Carpet Cleaning – Bill Hyde
 - Bill knows a person at Copper who cleans carpets professionally for Copper. He would make us a deal on multiple units. No interest by association members.
- Comcast High Speed Internet – Bill Hyde
 - Bill will look into it and see if there is a price break for all the units.

Summer workday – 8:30AM to 2PM, Saturday, June 11, 2005

- No show fee - \$170

- Agenda: Workday, Lunch, Meeting
 - Bring your own lunch
 - Discuss limiting parking for new renters
 - Review by-laws (John will bring copies)
 - Review financial reserve policy
 - Consider capital improvements for Cobblestone (Deck improvements, landscaping)
 - Pine beetle spraying
 - We need to look into having out trees sprayed for pine beetles to protect our trees. John will call and get this done before the work day if it's less than \$150.

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

Condo Cleanup Items (running list)

- Clean, fill and seal the driveway (every 3rd year)
- Clean and seal the decks
- Check function of heat tape in gutters; repair/replace as necessary
- Cut bag worms and parasites out of trees
- Weed flower beds and plant new items as necessary
- Weed eat as needed
- Cut down any dead trees/bushes/etc.
- 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
- Tighten roof screws as needed; inspect roof (added)
- Update fire extinguishers in August (added)
- Repair warped boards above John's back door etc. (added)
- Spray trees for pine beetles (contractor)
- Paint hallways as necessary
- Fix slamming outside storm door in eight-plex

The meeting was adjourned at 8:31PM