

Cobblestone Condominium Association Meeting - MINUTES

June 11, 2005

by Marge Seabourn/Bill Hyde, secretary

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

Not present/not represented: Dianne Stuhr, Jack and Mary Sullivan.

Meeting called to order at 12:11 PM.

Copies of the minutes of the January meeting were made available with requests for corrections. Minutes were approved.

Administrative Items and Points of Order

- Additions and Revisions to agenda
 - None
- Announcements
 - None
- 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/>.
- Financial Report – Dianne
 - Will be out in a week or so
 - Trash removal
 - Are we staying with Waste Management or going with Timberline?
 - John is still in negotiations. Waste Management offers \$22/month recycle bins. The association decided to do this if we can get a commingled bucket.
 - There is nothing in the 2005 budget for Repairs and Maintenance (from Jan, to be revisited in June).
 - Without Dianne we can't decide on this. We will table it until January.
 - Dues are now \$170 (\$140 plus \$30 for reserve). At the winter meeting we tabled a proposal to set a maximum target of \$10,000 for the reserve balance.
 - Without Dianne we can't decide on this. We will table it until January.

Old Business

The following items from the winter meeting are still open

Deteriorated rocks – John Kane

- Rocks were replaced last summer, but some were missed. Status?
- The rock guy will be coming back out soon to replace the remaining ones. Will get another update at the January meeting.
- Eight-Plex Upper Deck Status Update – Marge Seabourn
 - If deck is under 350 sq. ft. it is much cheaper and does not have to go through the town planning commission. There is also a limitation that we can only cover 55 percent of the property.
 - After seeing the prototype deck installed, the sense of the lower unit owners was that they were opposed to a deck that large (approximately 4 feet out from the building). It shadowed their units too much. Also, supports were an issue.
 - The sense of the association was to entertain the notion of a smaller deck. Plans will be presented for a vote at the next meeting.

- Snow Removal – John Kane
 - We are not happy with the performance of the current contractor. John will look for another company that will do a better job of coming when we want them.
- Parking - John Kane
 - Discuss limiting parking for new renters
 - There are too many cars in the parking lot. There is space for two cars. One in the garage and one in front of the garage.
 - The association voted that from this day forward all units will be allowed two permanent spaces for residents (one space in the garage and one space in front of the garage). This does not include temporary visitors. Current residents are grandfathered with their current number of cars.
- Recycling Containers – John Kane
 - Status on recycling containers
 - See above under Trash Removal in the Financial Report
- Review By-Laws - John Kane
 - The bylaws are a bit over 20 pages double sided. John has copies to loan out to take to copy-copy to get your own copy.
- Pine Beetle Spraying - John Kane
 - John called about spraying the trees and the time to spray is in July. Minimum price is \$75.
- Comcast High Speed Internet – Bill Hyde
 - Add-on individual price is \$42.99 (3MB), drops to \$29.99 if all units get it (8.3 units breakeven point
 - Can add on digital cable starting at \$9.99/mo

New Business

- Consider capital improvements for Cobblestone (Deck improvements, landscaping)
 - John proposes a landscaping committee with an allocated budget. The committee will make improvements like a rock wall, turf improvements, and other things necessary to improve the appearance of the property.
 - John, Randy, Dori, and Marge will be on it. The association authorized \$500 from the reserve for these efforts.
- New lawn mower, weed eater
 - The association authorized \$400 for a new weed eater and lawn mower.

Winter Meeting – 6:00PM, Saturday, January 14, 2006, Church Basement

- Agenda: Potluck Dinner, Meeting
- Potluck - Who's bringing What
 - Rick and Sheryl will bring an entree
 - The church will do the drinks
 - Dean will bring the beans
 - John will bring fried chicken
 - Joe and Kallene will bring an entree
 - Bill & Marge will bring pies
 - Randy will bring a salad
 - Dori will bring a vegetable dish
 - Joyce may not be able to attend.

- Drop an email to Bill if you think of additional topics for the meeting

The Summer 2005 meeting was adjourned at about 1:30 PM.

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
- 2007 – Seal driveway

Condo Cleanup Items (running list)

- Clean and seal the decks and wooden deck furniture
- Clean, fill and seal the driveway (every 3rd year)
- Repair holes in driveway as necessary
- Cut down any dead trees/bushes/etc.
- Cut bag worms and parasites out of trees
- Weed flower beds, mulch, and plant new items as necessary
- Weed eat as needed
- 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.
- Check function of heat tape in gutters; repair/replace tape/gutters as necessary
- Tighten roof screws as needed; inspect roof; repair/replace snow fence parts
- Update fire extinguishers in August
- Spray trees for pine beetles (contractor)
- Clean hallways; paint hallways as necessary
- Fix slamming outside storm door in eight-plex