

Cobblestone Condominium Association Meeting - MINUTES

January 14, 2006

Bill Hyde, Secretary

In attendance or represented: Joe and Kallene Casias, Rick and Sheryl Hobbs, John Kane, Tim and Leslie Payne, Rocky Mountain Bible Church (Gordon and Virginia Warner), Marge Seabourn and Bill Hyde, Rick and Renee Spiess, Dianne Stuhr, Jack and Mary Sullivan, Dean and Mimi Trautner.

Not present/not represented: Dori Cremer, Joyce Dierauer, Randy England, Stephanie Ford, Toni Moen and John Griffin.

Meeting called to order at 6:30 PM.

Administrative Items and Points of Order

- Additions and Revisions to agenda
 - None
- Approval of previous meeting minutes
 - Minutes were approved with the following corrections:
 - Indicate that Jack and Mary Sullivan were in attendance.
 - Remove Dianne's name from the Financial Report section as she was not in attendance.
- Announcements
 - Be sure to sign the record copy of the roster that is circulating so we can tell you were here.
 - The association bylaws are available on the web page:
<http://www.billhyde.com/csa/>
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- Financial Report – Dianne
 - We lost \$2,319 in 2005
 - Over budget: Trash removal/recycling, insurance, workday
 - If dues are not increased for 2006, will run a deficit of 2,454.
 - Raising dues to \$195 gets us a \$571 surplus for 2006.
 - Still nothing for maintenance, but \$1000 for the workday.
 - Does not fix the \$2,454 2005 deficit that came out of the reserves.
 - We will need to have a review of our books no later than 2007 per SB 100.
 - Rick Hobbs and Rick Spiess may be able to do this review; they will look into if they are eligible and what we need to do.
 - Need to check to see if this is OK per the statute.
 - We need to bring our bylaws into compliance with SB-100.
 - Joe, John, and Bill will look into the bylaws and see if they need changing.
 - Dianne has had to dip into the reserve account two years running now.
 - Cash flow problem for 2004; money was eventually replaced.
 - 2005 money from reserve has not yet been replaced but check has been written.
 - Needs a higher balance in the checking account to cover the peak November expenses without running into the red.
 - We need to find \$2400 to cover the deficit from 2005
 - We could take care of this with a \$200 assessment for each unit.
 - Collect this \$100 April 10, and \$100 September 10 or earlier.
 - Joe moved, Gordon seconded, motion carried with one abstention.

- We need to raise the dues to cover 2006 and future years expenses.
 - We need to put in \$1000 for maintenance; this will run us short at \$195/mo dues.
 - We still need to build up the checking account balance to a minimum to cover large bills.
 - \$200 will just balance the budget without building up the checking account.
 - \$210 will build up the balance; we will re-examine financial status in June.
 - John proposed the 2006 dues go up to \$210 per month starting in February to be revisited in June. Jack seconded the motion. Approved with one abstention.
- Dianne has a copy of the association tax return if anyone wants to see it.
- Since we didn't stain this year (because Joe the painter didn't think it was needed), we need to stain next year.
 - May have to do both staining and painting trim this year. This needs to be added to the budget as coming out of the reserve account.
- Initially the reserve account was set up to cover the staining, driveway sealing, etc. For this, \$10,000 was adequate.
 - Building is getting older and when things need replacing (e.g. redoing the rocks) we will need to fund them. We will likely need to replace the roof, the rock, siding, and driveway/parking lot eventually
 - We will keep the reserve contributions going for now. In June John will present estimates of future capital expenditures and when they might be needed so that we can see how big the reserve has to be.

Old Business

The following items from the summer meeting are still open

- Deteriorated rocks, Summer Maintenance Report – John Kane
 - Rock guy will come back and fix the 3 rocks he missed. John has noticed other things that need repairing on the rocks (est. \$500). The association approved the expenditure as being necessary maintenance. John will have the rock guy take care of it.
- Snow Removal – John Kane
 - Snow removal has been better than last year. Stephanie's renters have been accommodating with moving their cars. The plowers seem to have a problem avoiding the concrete drain pan below the center downspout of the 8-plex. The older part of it is getting a bit the worse for wear. John will keep reminding them.
 - There has been a car parked at the 4-plex that nobody claims. Jack or John will leave a note on it that it will be towed.
- Trash Pickup & Recycling Status – John Kane
 - Recycling has been working. Make sure you comply with the guidelines posted in each foyer. Cardboard, paper, and aluminum foil are not permitted; please take these across the alley to the recycle center.
- Pine Beetle Spraying Status - John Kane
 - We had spraying done last year; will continue each year for \$75.
- Capital Improvements Committee – John, Randy, Dori, Marge
 - Marge has planted flowers along the side of the street next to the 4plex; committee has been discussing other options.
- Lawn Mower, Weed Eater - John Kane
 - John bought a new mower and weed eater; works great.

- Eight-Plex Upper Deck Status Update – Marge & Bill
 - A spirited discussion ensued on upper deck prospects.
 - Marge and Bill have been working with a local engineer and other consultants to develop a design that does not have supports that impede the view and does not block all the light and the view in the lower units. It is planned to have another mock-up that is closer to meeting these needs available at the summer meeting.

New Business

- Decksider Corner Leak, Foyer Cracks - Jack & Mary Sullivan
 - John will work on the foyer cracks.
 - Water (snow melt) appears to be coming down the wall of the four plex.
 - John will look at it and see what needs to be done.
- Composting - Marge (rep by Bill)
 - Marge would like \$100 to try a newly designed rotating composting barrel.
 - Compost will be used to improve the quality of the soil in various places on the property.
 - Association approved it to come out of the \$500 improvement budget
- Change of Trim Color
 - There was a proposal to change the color of the trim.
 - Sheryl and Mary will come up with a proposed color.
 - We will paint the first coat on the work day.
- Attendance at the Winter Meeting - Joe
 - Joe proposes that we need to put an incentive in place for people to attend or be represented by proxy at the winter meeting.
 - We will put this on the agenda for the summer meeting.
- Pick a date for the Summer Meeting - All
 - Joyce requests we avoid June 22-28
 - We picked Saturday, June 10 at 8:30AM (Meeting at Noon).

Summer Meeting – 8:30AM, Saturday, June 10, 2006

- Agenda: Workday, Meeting at Noon -- Bring your own lunch.
- Be sure to sign the attendance sheet or you won't be there.
- Drop an email to Bill if you think of additional topics for the meeting.

The January 2006 meeting was adjourned at about 8:38 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 (skipped - Joe the painter deemed it not necessary)
- 2006 – Stain building and/or Paint blue trim
- 2007 – Seal driveway

Condo Cleanup Items (running list)

- Paint the trim a different color
- Repair cracks in four plex foyers and paint
- 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