

## Cobblestone Condominium Association Meeting - MINUTES

June 10, 2006

Bill Hyde, Secretary

**In attendance or represented:** Joe and Kallene Casias, Dori Cremer (rep by Brent Wambach), Joyce Dierauer, Randy England, Stephanie Ford (tenants represented her at the workday), Toni Moen and John Griffin (tenant represented them at the workday), Rick and Sheryl Hobbs, John Kane, Tim and Leslie Payne, Rocky Mountain Bible Church (Bob and Sherry Hollopeter), Marge Seabourn and Bill Hyde, Rick and Renee Spiess, Dianne Stuhr, Jack and Mary Sullivan, Dean and Mimi Trautner.

**Not present/not represented:** All were present or represented for the workday. Toni Moen / John Griffin and Stephanie Ford were not represented at the meeting.

Meeting called to order at 12:40 PM.

### **Administrative Items and Points of Order**

- Additions and Revisions to agenda
  - Window well rails - new business
  - Roof repair on 4-plex - new business
- Approval of previous meeting minutes
  - Minutes were approved with the following corrections:
    - No corrections.
- 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/>
- Financial Report – Dianne Stuhr
  - Status of dues and assessment changes:
    - All paid up to date. \$400 due on September 10.
    - We are OK on dues. The checking account balance is allowing bills to be paid on time.
    - \$360 goes into the reserve account every month. The balance is a bit over \$15k. The painting will come out of that.
  - Investing the reserve account (Bill) - Might consider putting it into CDs with staggered renewal times. Dianne Stuhr and Rick Hobbs will check on CD options. We will put in \$5k now and another \$5k in September and roll them. We will always leave at least \$1000 (or the bank minimum) in the savings account. Agreed to without objection.
  - Final special assessment \$100 payment due September 10 if not already paid.
- President's Report - John
  - Status on Rocks etc. - The rock repair guy came back last week and made some minor repairs. He recommended clear seal on the rocks as water is getting into them and they are cracking. We may get a 5 to 6 more years out of the existing rocks and siding. Joe the painter will handle sealing the rocks. We will likely have to replace the rocks, siding, and the driveways in the next few years. John Kane provided cost estimates: \$20k driveway, \$40k roof (maybe), \$40k siding (wood and rock). May be able to extend the life on the roof by painting it -- it's not too bad now.
  - Recycling & Trash - John got a cheaper bill for the recycling and trash. Waste Management gave us a good deal when faced with some competition. It's a 3 year contract with a maximum increase of \$5 per year.

- Snow Removal - Seemed to go well. They were mostly on top of it but could not give us a solid time to show up. They had labor problems. They were good about coming back through if there were cars in the parking lot. We had to pay extra for some times that we called them. It was less than \$500 extra which was really good for this year.
- Purchases - Last year we approved a new lawn mower and a new weed eater. Both have been bought. John bought about \$175 worth of lawn equipment (hoses, timers, fertilizers, etc). Might need another couple of hundred dollars for additional timers to keep the lawn green. Normally the water bill is \$30-60 per unit depending on if they have outside spigots or not. Maybe a couple of extra hundred dollars a year for lawn watering is what we pay. The association approved extra money to keep the lawn looking nice.
- Stump removal - John needs to get somebody to remove the stump -- possibly \$200+.
- Pine Beetle spraying status - they will come back and spray this summer. It costs \$75 to get all of our trees sprayed.
- Jack and Mary's corner leak - John looked at this and didn't see anything dripping. It was dripping from the corner that sticks out. If Jack sees it again he will call John.

### Old Business

The following items from the summer meeting are still open

- Review of Books by End of 2007 per SB 100 - Rick Hobbs, Rick Spiess
  - Rick Hobbs checked the statute and didn't see any reason why a member of the association could not serve as the auditor. Should do it in preparation for next summer's meeting. Will be complete by next summer's meeting. They will get free dues for a month for doing this.
- Review of Bylaws for SB 100 Compliance - Joe Casias, John Kane, Bill Hyde
  - Joe looked at the bylaws and they need to be modified. The original owner's name is still in it and there are other problems. Joe thinks we may need a lawyer. John thinks the title company might be able to do it for us. Joe, John, and Bill will look at them and make proposals by the winter meeting. Joe will kick this effort off by sending an email to John and Bill with what he has learned.
- Capital Improvements Committee – John, Randy, Dori, Marge
  - Have the composter and the sprinklers.
  - We agreed on a color change for the trim. Joe the painter will take care of it when he's back from his trip.
  - Joe Casias mentioned that there is getting to be deterioration on the bottoms of the garage doors -- possibly due to the snow. John says we can replace just the bottom piece. John estimates it would be \$1500 for the complex. John will investigate. Jack Sullivan proposed that we approve \$200 per door as a special assessment if John can get it done for that. Passed.
- Eight-Plex Upper Deck Status Update – Bill Hyde & Marge Seabourn
  - The association approved the replacement 8-plex upstairs units living room windows with a door and a safety railing as long as the units affected are done at the same time preserving symmetry (i.e. both inside upstairs units have to be done at the same time and/or both outside upstairs units have to be done at the same time.). The safety railing will have a grillwork floor where potted plants may be placed as well as a railing that is capable of supporting planter boxes. The design must "fit in" as part of the building with

the existing color scheme and no "frilly grill work." Bill and Marge will proceed with developing a cost estimate and a design which will be shared with the membership.

**New Business**

- Dishwasher Recall (replacement status from each unit) - All
  - Since this is a fire hazard even if the dishwasher is not turned on (just with the door closed and locked) the association voted that all dishwashers must be either replaced or have the GE free fix applied to them by the end of the summer. A status table on which units have replaced their dishwasher is below. The website for the recall is <http://www.geappliances.com/products/recall/dw1.htm>.

Unit	Name	Needs DW?	Comments
101-1	Ford, Stephanie	No	Hotpoint HDA465 (not in recall)
102-1	Hobbs, Rick and Sheryl Spiess, Rick and Renee	No	
103-1	Kane, John	No	Replaced as part of the recent remodel
104-1	Casias, Joe and Kallene Payne, Tim and Leslie	No	Already replaced dishwasher
201-1	England, Randy	No	Previously replaced
<b>202-1</b>	<b>Cremer, Dori</b>	<b>Yes</b>	<b>Must be replaced or repaired</b>
203-1	Seabourn, Marge and Bill Hyde	No	Replaced recently
<b>204-1</b>	<b>Griffen, Tony Moen and John</b>	<b>Yes</b>	<b>Must be replaced or repaired</b>
101-2	Rocky Mt. Bible Church	No	Has been replaced
102-2	Sullivan, Jack and Mary	No	Replaced during recent remodeling
201-2	Trautner, Dean and Mimi	No	Hotpoint, model not recalled
202-2	Dierauer, Joyce	No	Replaced as part of remodeling several years ago

- Window well rails
  - Some of the rails around the window wells are rotting. John will see about getting them fixed along with any needed decking maintenance.
- Roof repair (4-plex damage)
  - John has called 6 people and got nobody to come and look into it. Bill will check with some people he knows who do odd jobs and see if they do metal roofs. Paul who did some work for Jack Sullivan might be willing to do that and the railings. Joyce will call Paul as she is in the market for a bathroom upgrade.
- Attendance at winter meeting incentive - Joe Casias
  - We have an incentive for the summer. Should there be an incentive to show up for the winter meeting? We need 8 of 12 represented in person or in proxy. Friday night seems to work better for most people. Every unit must be accounted for either in person or with proxy. Joyce moved that we have the winter meeting at 8 on Friday night and that all units must be represented or forfeit another months' dues. Passed.
- Pick a date for the Winter Meeting - All
  - The next association meeting will be on Friday, January 12, 2007 at 8PM.

The Summer 2006 meeting was adjourned at about 1:50 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)

- Repair cracks in 4-plex foyers and paint
- Clean and seal the decks and wooden deck furniture
- Clean, fill and seal the driveway (every 3<sup>rd</sup> 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