

Cobblestone Condominium Association Meeting - MINUTES

February 9, 2007

Bill Hyde, Secretary

In attendance or represented: Joe and Kallene Casias, Gavin and Sabine Campbell, Dori Cremer, Joyce Dierauer, Randy England, Toni Moen and John Griffin (Jack Craig, Ray Douglas), Rick and Sheryl Hobbs, Tim and Leslie Payne, Rocky Mountain Bible Church (Marand Barrientez), Marge Seabourn and Bill Hyde, Rick and Renee Spiess, Dianne Stuhr, Jack and Mary Sullivan (Joe Casias), Dean and Mimi Trautner (Marge Seabourn).

Not present/not represented: Stephanie Ford

These minutes are unapproved. They will be approved at the next meeting.

Pre-meeting Activities

- Presentation of written proxies to the CCA Secretary
- Presentation on re-cycling and composting by the High Country Conservation Center

Administrative Items and Points of Order

- Meeting called to order at 8:21 PM by CCA Vice-President Dori Cremer.
- Roll Call and Assessment of Penalties as needed
 - Stephanie Ford was unrepresented
- Additions and Revisions to agenda
 - Added to new business
- Approval of previous meeting minutes
 - Minutes were approved with the following corrections:
 - No corrections.
- Announcements
 - Dianne reported that you can't pay anyone (per SB 100) who is an officer as it is a conflict of interest
 - Be sure to review and update the association membership address list
 - The association bylaws are available on the web page:
<http://www.cobblestonefrisco.com/>
- Election of Officers and Condominium Manager
 - Nominations
 - Dori Nominated Randy England as president
 - Kaleen nominated Dori as vice-president
 - Bill was nominated as Secretary
 - Marge was nominated as On-Site Manager (a non-officer position)
 - All were approved unanimously
- Financial Report and Approval of Budget – Dianne Stuhr
 - Status of dues, assessments, reserve account, and investments:
 - We were \$3,498 ahead in 2006 which made up for the prior year loss
 - Approval of Budget
 - Budget looks good for now
 - The association voted to accept the budget
- Acting Condominium Manager's Report - Marge Seabourn
 - Fire Extinguishers were inspected and are OK; will need to service them this year (\$150).
 - The recycling now takes more materials. An email will be sent out to the membership.
 - Pine Beetle spraying status - It costs \$75 to get all of our trees sprayed. This is included in the budget under maintenance?

- Window well rails repair -- add to workday list
- Roof repair (4-plex damage, 8-plex leaks) - the unit Jack Craig is in is leaking in the bathroom; Marge will contact the roofing repair place that John Kane used.
- Replacement of house numbers for better visibility; Marge will investigate.
- Parking
 - Randy can't park in front of his garage due to snow; Marge will mention it to the snow removal people.
 - The tenants in Stephanie's unit seem to have a lot of cars. Randy will give Stephanie a call.

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
 - The audit as it appeared in the statute is at the discretion of the board or if 1/3 of the homeowners want it. We can keep doing what we are doing.
- Review of Bylaws for SB 100 and SB 89 Compliance - Joe Casias
 - <http://www.cobblestonefrisco.com/documents/CCHOAsb100.pdf>
 - <http://www.cobblestonefrisco.com/documents/CCHOAsb100.ppt>
 - We need to pay an attorney to bring our bylaws up to date.
 - Dianne's association paid \$1,000 to get theirs updated; they formed a committee to list things that the association wanted to include. They added another document called rules and regulations that is easier to change. They used Mark Richmond to do this.
 - Joe will contact Mark Richmond and get an estimate.
 - Bill will look into getting the association an internet domain.
- Capital Improvements Committee – John, Randy, Dori, Marge
 - Marge has been working on the yard.
 - We agreed to dissolve this committee.
- Eight-Plex Euro-Balcony Status Update – Bill Hyde & Marge Seabourn
 - Will defer to June
- 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>.
 - Dori's unit and Toni's unit still need to be replaced.
 - Ray Douglas will contact John and Toni about this.
 - Dori will replace hers this Summer (by August)
 - In the interim they dishwashers will be unplugged.

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
202-1	Cremer, Dori	Yes	Must be replaced or repaired
203-1	Seabourn, Marge and Bill Hyde	No	Replaced recently
204-1	Griffen, Tony Moen and John	Yes	Must be replaced or repaired
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

New Business

- Do we need a Winter Meeting
 - Voted to make the Winter Meeting optional.
- Dog poop in the back yard
 - There is an incredible amount of dog poop in the back yard.
 - Randy will emphasize to Stephanie that her renters should pick up after their dogs.
 - We will put some signs up with the rules (pick up after the dogs, no smoking, and move cars). Marge will look into this.
- Keys
 - The lock box that Jack Sullivan put on the 4-plex door is causing problems. Joyce will call Jack.
 - Bill will email out the numbers we don't have keys.
- Summer Meeting and Workday - All
 - Review workday task list
 - Pick date for Summer meeting and workday.
 - Not all tasks were finished by the end of the last meeting and some members wound up working far into the night to complete things. We should ensure that in the future we finish all the tasks before we start the annual meeting.
 - The work day will be on Saturday, June 9, 2007; 9AM to 6 PM (please block the whole day)

The Winter 2007 meeting was adjourned at 9:53 PM. The next association meeting will be on Saturday, June 9, 2007 after ALL workday items are finished.

Maintenance Cycle (included as a matter of record).

Our building maintenance plan runs on a 3 year cycle

- 2006 – Stain building and/or Paint blue trim
- 2007 – Seal driveway
- 2008 – Stain Building
- 2009 – Paint Trim
- 2010 – Seal driveway

Condo Cleanup Items (running list)

- Replace carpet on stairs in hallways - 8plex item; Randy can get carpet.
- 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.
- Tighten roof screws as needed; inspect roof; repair/replace snow fence parts as needed
- Update fire extinguishers in August
- Spray trees for pine beetles (contractor)
- Clean hallways; repair cracks and paint hallways as necessary
- Repair and Replace deck rails and boards as necessary.