

Cobblestone Condominium Association Meeting – MINUTES – D-R-A-F-T

June 9, 2007

Bill Hyde, Secretary

In attendance or represented: Joe and Kallene Casias, Dori Cremer, Joyce Dierauer, Randy England, Stephanie Ford, 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 (Mary), Dean and Mimi Trautner.

Not present/not represented: Toni Moen and John Griffin, Gavin Campbell and Sabine Garvey

Pre-meeting Activities

- CCA Workday – all workday activities must be completed before the start of the meeting
- Presentation of written proxies to the CCA Secretary

Administrative Items and Points of Order

- Meeting called to order at 2:47 PM by CCA President Randy England.
- Roll Call and Assessment of Penalties as needed
 - Unit 204-1 (Toni Moen and John Griffin) was not represented at the work day
 - Unit 103-1 (Gavin Campbell and Sabine Garvey) was not represented at the work day
- Additions and Revisions to agenda
 - None
- Approval of previous meeting minutes
 - Minutes were approved with the following corrections:
 - No corrections.
- Announcements
 - Be sure to review and update the association membership address list
 - The association bylaws are available on the web page:
<http://www.cobblestonefrisco.com/>
 - Joyce announced the library has downloadable mp3s now
 - Joyce pointed out that the pedestal behind the 4-plex has a cover off and the wires are exposed.
- Financial Report – Dianne Stuhr
 - Status of dues, assessments, reserve account, and investments:
 - Dianne was not able to attend. We think there are no major changes. The \$1000 is for the bylaws to be re-written appears on the May statement, but we don't think it has really been spent. Randy will check with Dianne. [Update: it has been spent].
- Property Manager's Report - Marge Seabourn
 - Will need to service fire extinguishers this year (\$150).
 - Pine Beetle spraying status - It costs \$75 to get all of our trees sprayed.
 - This has been ordered. They will get to it by July 4. We don't have many pine trees left on the property.
 - Lighted house numbers
 - Voted to drop the lighted house number project due to high cost; will look to improve visibility of house numbers in other ways.
 - Work day recap
 - \$133.51 spent on 260 sq. ft. of carpet
 - \$665.76 spent on supplies
 - \$275.53 spent on plants and dirt for the yard
 - List of items used:

- 2 – 5 gal containers of stain for decks (Sikkens Cetol SRD #078 Natural)
Actual usage was 2. We had one left from last year, bought 2, and were able to return one of these for credit of \$134.71 (included in total above).
- 25 – 5 gal containers of driveway sealer (used them all)
- 4 driveway sealer brushes (not reusable, discarded)
- 2 gal of driveway crack sealer
- 3 brooms (reusable, stored in shed)
- 6 paint roller covers (not reusable)
- 3 handles for paint rollers (reusable, stored in shed)
- 4 paintbrushes (2 large, 2 medium, not reusable)
- 2 door stop cushions for foyers
- 1 caulk gun (for applying Liquid Nails under carpet)
- Parts for repair of deck furniture
- 15 tubes liquid nails (for carpeting the stairs; were able to return the 6 unused ones for \$11.58 credit)
- Three thousand staples for John's staple gun (gave left over ones to John)
- Current issues/concerns
 - There is a product called "Green-um" that keeps the dog urine from spotting. It is available locally at the Barnyard. Info is available on the web at http://www.strictlypetsupplies.com/_750826000554.html. Also, irrigating the affected area after the dog urinates will prevent the brown spots if done in a day or so.

Old Business

The following items from the winter meeting are still open

- 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>
 - Status on Mark Richmond updates to bylaws; status on rules
 - Joe found Seth Murphy (who is an attorney in Frisco). Randy has been consulting with Seth. We are not compliant with SB 100. Our bylaws do not comply with the statute and are not really bylaws (they are a declaration). There are four critical items: the declaration, articles of incorporation (missing 1st 2 pages), bylaws (governing principles), rules & regulations (day to day operations). We should draft rules and regulations. People should send them to Randy and he will compile them and produce a copy for approval.
 - \$1000 will get us bylaws and the two missing pages, this is about \$84 per unit
 - The association voted to take this out of the reserve.
- Eight-Plex Euro-Balcony Status Update – Bill Hyde & Marge Seabourn
 - Haven't done much on this lately.
 - There is an example of a similar one to what we are considering on the front of the Hotel Frisco on Main Street
- 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 still need to be replaced. It has been unplugged
 - Dori will replace hers by the end of July

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	No	Replaced May 2007
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

- Dog poop in the back yard and other places; brown spots caused by dog urine
 - Marge visited 27 separate patches (not left over from winter) last Thursday that needed cleaning – pretty much filled up a bag. There still seems to be a problem.
 - Marge will check around for some dog bags to put on a post with a sign
- Keys
 - Marge has everybody's but Dori's and Stephanie's and they are going to give them to her.

New Business

- Winter Meeting is now optional; what are the rules for calling it?
 - Randy will send out a report about the same time as the winter meeting.
 - If there is an issue that needs a meeting we will vote on having a meeting by email.
- Parking Lot Marker Proposal – Randy
 - Randy would like to install a pole in the winter that marks the line where the snow must be behind at the corner of the parking lot. He will look at doing 2 per lot if necessary. The association voted to approve \$100 for this effort.
 - Bill will look into markers for the timbers in front of the 4-plex. Joe will investigate the cost of the replacing the timbers there. Kallene will look into if the town will reimburse us for the snow plow damage.
- Sprinkler proposal – Joe
 - Joe will investigate the cost of a sprinkler system for the condo and will report back the cost.

- Marge would like to get more timers for the hoses. Would like to spend \$150 for 3 timers. We need new sprinkler heads. We need new hoses.
- The association approved \$150 for Marge not to be spent until the results of Joe's investigation.
- UPDATE: Joe has decided that the sprinkler project needs a professional bid. Marge has asked two places for bids (Joe expects them to be around \$4,000). In the meantime, Marge is going ahead with purchasing the necessary sprinklers and hoses to water the lawn.
- Set Next Summer Meeting Date – Randy
 - Saturday, June 7, 2008, 9am-6pm with meeting 2pm-4pm, lunch on your own

The Summer 2007 meeting was adjourned at 3:40 PM. The next association meeting will be on Saturday, June 7, 2008, 2pm-4pm in the church basement.

Maintenance Cycle (included as a matter of record).

Our building maintenance plan runs on a 3 year cycle

- 2006 – Stain building and/or Paint 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 furniture, rails, and boards as necessary.