

Cobblestone Condominium Association Meeting – MINUTES

June 14, 2008

Bill Hyde, Secretary

In attendance or represented: Gavin Campbell and Sabine Garvey, Joe and Kallene Casias, Dori Cremer, Joyce Dierauer, Randy England, 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, Audrey Woo.

Not present/not represented: Stephanie Ford, Toni Moen and John Griffin,

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 1:34 PM by CCA President Randy England.
- Roll Call and Assessment of Penalties as needed
 - Stephanie Ford and Moen/Griffin unit not represented
- 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/>
- Announcements from the Chair
 - We have new bylaws that are compliant with SB-100 and have been properly filed. There are some changes we need to make.
 - Board members need to be on a rotating 3 year term.
 - We need a fourth board member (Treasurer). The treasurer would be in charge of researching investment opportunities and following through on them. Rick Hobbs was elected as new Treasurer.
 - We will elect a President and Vice-President next year and Secretary the year after next.
 - Bylaws now specify a 10% (\$21 currently) penalty if dues are not received by the 10th.
 - Documentation is available in hard copy and will be posted on the web site.
 - Complaint Process
 - Notify president who will issue official warning to party in question.
 - Second time 10% fine; Third time 50% fine; fourth time we can pursue legal action. Continuous violation can be \$50 per day. The board can determine if it is a frivolous complaint or not.
 - A once a year meeting is fine; Randy will send out a monthly update. Will have the summer meeting and can call other meetings as usual.
 - Rules and regulations – need to get something written down; get proposals into Randy by the end of June.
 - Financial Report – Dianne Stuhr
 - Status of dues, assessments, reserve account, and investments:

- Dianne was unable to attend.
- Financials are excellent; snow plowing was a little extra this year and there is a gas surcharge.
- Property Manager's Report - Marge Seabourn
 - Fire extinguishers – Done, need to check to see when they are needed again (Bill).
 - Pine Beetle spraying – Marge will arrange for the spraying.
 - Sprinkler system – Marge will get several bids within the next month; we need the system to keep the lawn watered.
 - Lawn – we need to aerate and fertilize; Marge will look into a lawn service; Randy will look into property management services
 - We decided to rotate the workday organization and supply purchase; 102-1 will do it for next year.
 - We will contact Paul Fitzmeyer to repair the roof snow fences and flashing on the 4-Plex (Bill)
 - Staining building/painting trim – Randy will touch up the trim and decide if we need anything else done.
 - Jack Sullivan will investigate getting bids for replacing the flashing and bottom panel of the garage doors.
 - There is a cable running from the cable box to 103-1; Sabine will investigate what it is.
 - There are still some parking issues; we need more space in the lot for people to back out of their spaces in front of their garage. Randy will contact Stephanie about the number of cars being parked from her unit. Expanding the parking lot will require a site survey to determine coverage. We didn't decide to expand yet but wait and see if we can write some rules and get some compliance on two cars per unit.
 - We need to remove the snow from the roof; Randy will talk to the snow plowing company.

Old Business

The following items from the winter meeting are still open

- Eight-Plex Euro-Balcony Status Update – Bill Hyde & Marge Seabourn
 - Moving closer on this; have bids on replacing windows with living room window replaced by sliding glass door.
- 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>.
 - The last unit has now been done. Project complete!

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

Unit	Name	Needs DW?	Comments
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	No	Replaced November 2007
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 will check around for some dog bags to put on a post with a sign; commercial signs are very expensive – looking for cheaper alternative
- Keys
 - Marge still needs Dori's; Audrey will get one to Marge when she changes the locks.
- Parking lot timber snow plow damage – Joe Casias
 - Turns out the timbers are on the town right of way so we can't recover any damages on them. There is an issue with the re-bar on one of them being exposed.

New Business

- Charcoal grills are not allowed anywhere near a multi-family structure; within 15 feet of a structure only small propane tanks are allowed.
- Audrey wanted to know if it's OK to vent dryer and range hood externally. No objections.
- Set Next Summer Meeting Date – Randy
 - Saturday, June 14, 2009, 9am-6pm with meeting 2pm-4pm, lunch on your own

The summer 2007 meeting was adjourned at 2:41 PM. The next workday and association meeting will be on Saturday, June 13, 2009.

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)

- Clean and seal the decks and wooden deck furniture
- Clean, fill and seal the driveway (every 3rd year)
- Repair holes/fill cracks in driveway as necessary (every year)
- 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 every June
- Spray trees for pine beetles every Summer (contractor)
- Clean hallways; repair cracks and paint hallways as necessary
- Repair and Replace deck furniture, rails, and boards as necessary.