

## **Cobblestone Condominium Association Meeting – MINUTES**

**June 13, 2009**

Bill Hyde, Secretary

**In attendance or represented:** Gavin Campbell and Sabine Garvey, Stephanie Ford, Joe and Kallene Casias, Joyce Dierauer, Rick and Sheryl Hobbs, Tim and Leslie Payne, Rocky Mountain Bible Church (Bill Kirkhoff), Marge Seabourn and Bill Hyde, Rick and Renee Spiess, Jack and Mary Sullivan, Audrey Woo.

**Not present/not represented:** Toni Moen and John Griffin, Dori Cremer, Randy England, Dianne Stuhr,

### **Pre-meeting Activities**

- Presentation of written proxies to the CCA Secretary

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

- Meeting called to order at 1:41 PM by Bill Hyde.
- Roll Call and Assessment of Penalties as needed
  - Not represented: Toni Moen and John Griffin, Dori Cremer, Randy England
  - A penalty is hereby assessed against the above
- 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
    - **Need to add renters names and phone numbers as well as cars – Bill**
  - The association documents are available on the web page:  
<http://www.cobblestonefrisco.com/>
- Announcements from the Chair
  - New board elections (officers and board members elected simultaneously)
    - President – Audrey Wu
    - Vice-President – Joyce Dierauer
  - Current Board and term expirations
    - President: Audrey Wu (term expires 2012)
    - Vice-President: Joyce Dierauer (term expires 2012)
    - Treasurer: Rick Hobbs (term expires 2011)
    - Secretary: Bill Hyde (term expires 2010)
  - HOA must draft rules and regulations for day to day operations
    - An extended discussion was held on the draft rules and regulations. Bill Hyde will incorporate the changes from the discussion and make it available to the membership for review [done]. After additional comments/corrections have been addressed there will be an electronic vote by the membership. All agreed that anyone who does not respond to the vote request within 2 weeks from the date of the request will forfeit their vote on this matter.
    - Per suggestion of the membership Bill Hyde will set up a yahoo group to facilitate discussion on this and other matters [Done - CobblestoneFrisco@yahoo.com].
  - Read statement from Randy on enforcement of Bylaws and Rules (appended)

- Financial Report – Dianne Stuhr, Rick Hobbs
  - Status of dues, assessments, reserve account, and investments:
    - Month to month finances look good
    - Rick Hobbs in consultation with Dianne Stuhr will take necessary action to move an appropriate amount of money from the reserve account into CDs.
- Property Manager's Report - Marge Seabourn
  - Marge resigns as property manager
  - The membership has decided that we want to contract out the property manager function. Rick Hobbs and Joe Casias will investigate this.
  - Fire extinguishers – Were done in June 2008; Bill Hyde will check and see when they are needed again.
  - Pine Beetle spraying – Marge will arrange for spraying and will ask the spraying company if they can do anything with the Aspens which are looking poorly.
  - Sprinkler system – Marge has been unsuccessful at getting bids. Several companies have expressed an interest but none have come through with a bid. Bill Kirkhoff will investigate getting the company that did the work for the church to give us a bid.
  - Staining building/painting trim – We are on Joe the Painter's list, but he said it would likely be August before he got to us
  - Jack Sullivan got the bids for replacing the flashing and bottom panel of the garage doors and gave them to Randy. Jack thinks it was pretty reasonable. Jack will see about refreshing the bid.
  - The cable that was reported in last year's minutes as running from the cable box to 103-1 is not there anymore.
  - Eight-Plex Euro-Balcony Status Update – Bill Hyde & Marge Seabourn
    - For now Bill & Marge just went with replacing the windows.
  - Keys
    - Marge still needs keys from Dori and Audrey. Marge will turn over the keys to Audrey.

### Old Business

All handled as a part of reports above.

### New Business

- Report on this year's work day – Rick & Sheryl Hobbs, Rick & Renee Spiess
  - The yard work, staining, planting, roof work, hallway painting (in the east 8-plex hallway), watering, driveway crack repair, and shed clean-up activities were all completed as planned by about 1:00. We still have staining to do on the siding through a contractor later this summer. The supplies costs were \$1,245; but we have about \$600 in supplies carryover for next year (stain, paint, rollers, brushes, paint trays, roofing screws). Since the stain has increased so much in price (over \$500 more than 2007 for two containers), we may want to find a lower cost alternative for next year.
- Change plowing companies
  - Tabled pending decision on contracting out property management; will be rolled into that action item
- Discussion of recent issues with Jack Craig
  - Interactions with tenants have left some concerned for their safety

- The association decided to ask the association president to contact the condo owners and recommend a change of tenants
- The association decided to ask the association president to determine what the legal options of the association might be in this matter
- Set Next Summer Meeting Date and pick Workday coordinators – All
  - Saturday, June 12, 2010, The Casias will organize the workday
  - Leftover paint from this year will be stored by Joe Casias or the Church until next year
  - 9am-6pm with meeting 2pm-4pm, lunch on your own

The summer 2009 meeting was adjourned at 4:04 PM. The next workday and association meeting will be on Saturday, June 12, 2010.

**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 (skipped per painter's recommendation)
- 2009 – Stain Building and 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 3<sup>rd</sup> 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.

Statement from Condominium Association President Randy England:

President's "Farewell" Report for 6/13/09

**New Board Elections:**

- New President needs to be elected (I am not interested in another term)
- New Vice President needs to be elected (Dori is not interested in another term)

**Rules and Regulations:**

- HOA must draft Rules and Regs for Day to Day operations. This is where the dog waste issue will take the fore-front.
  - o Propose Rules and Regs - submission from HOA members last year)
- Vote on Rules and Regs ; Post on website and submit to owners and renters

**Enforcement of Bylaws and Rules and Regs by owners to their tenants.**

- It is not the HOA's responsibility to enforce rules with tenants. That is a landlord/lessee issue. Renters must take concerns to owners and owners may follow up with HOA if needed.
  - o Main point of interest: Jack. Jack has no HOA rights as an owner. He should be voicing his concerns to his units owner (the fact that they are in the peace corps is not the HOA's concern)
  - o Secondary point of interest: Stephanie Ford. Her unit is in violation of the 2 cars per unit policy and has well exceeded any grandfathering as the tenants have changed over many times.
  - o Third point of interest: Dogs: The majority of complaints I have received regarding dogs have been from units that are being rented (Gavin's and Stephanie's). Their dogs are off the leash and waste is not being picked up. Penalties will fall on the owners, not the renters.
    - Everyone is officially warned at this meeting. Next violation will incur a \$21 penalty, then a \$105 penalty after that.
    - These are not suggestions, but are terms of living at Cobblestone Condos.

**Financial Report:** Rick Hobbs can give overall update, though things look good

**Property Manager Report:** Marge

- Did we get bids from management companies, maintenance, etc?

**Word Day Update:** Spiess and Hobbs

- Select next year's work day coordinators

**Open Discussion Old Business:**

**New Business:** Change Plowing companies

**Set Next Years Date:**