

August 15 2015 – D R A F T

Bill Hyde, Secretary

This is an unapproved draft. It will be approved at the next association meeting. In this draft, important decisions and action items have been highlighted.

Present at Meeting: Joe and Kallene Casias, Joyce Dierauer (represented by John Disenbacher), John and Elyse Dinsenbacher, Daniel and Leanne Fesenmeyer, Rick and Sheryl Hobbs, Elizabeth Greenwell and Joshua Landwehr, Tim and Leslie Payne, Marge Seabourn and Bill Hyde, Rick and Renee Spiess.

Present at Meeting but not voting: None

Not Present or Represented at Meeting: Gavin and Sabine Campbell, Stephanie Ford, Toni Moen and John Griffin, Rocky Mountain Bible Church, Brian and Erika Shorter.

PRE-MEETING ACTIVITIES

- Sign meeting attendance roster
- Update association contact list
- Presentation of written proxies to the CCA Secretary
- Certification of those eligible to vote

ADMINISTRATIVE ITEMS AND POINTS OF ORDER

- Meeting called to order at approximately 3:10 PM by Association President John Dinsenbacher.
- Roll Call and Establishment of Quorum (7 units)
 - We have a quorum of 7 units either present or represented.
- Determine Agenda
 - Discuss options related to the removal/replacement of the decks.
- Announcements and Items from the Chair and Others
 - Association Secretary Bill Hyde requests that all owners with tenants please update as necessary their renter information form(s) and return to him.
 - Blank form (PDF with form fill in)
<http://cobblestonefrisco.com/csa/documents/MiscDocsAndForms/RenterInformationSheetFormFill.pdf>
 - Blank form (MS Word)
<http://cobblestonefrisco.com/csa/documents/MiscDocsAndForms/RenterInformationSheet.docx>
- Remarks by the Chair and other members:
 - We have narrowed proposal down to decks or landscaping.
 - We have 2200 sq ft of deck; gravel proposal is about 550 sq ft.
 - Rick Hobbs stated we need to have about 5300 in the reserve account; the reserve is short about a month rent per unit to afford the \$26k for the paver/gravel proposal. This is not a xeriscaping proposal per se.
 - There are concerns about shoveling the snow on the gravel. Something like flagstone would be better. It would also present a much more finished look.
 - The quote includes an option for \$500/station for irrigation.
 - We should get everything done initially and not done over a 4 year project.
 - Marge stated that she thought that the dues and how the project is financed should be done by unit square footage.
 - We need a common central area with paths going to the common area and the front of the units so the upstairs units have better access.
 - We should get a quote for the common central areas with flagstone?

- What do we need to make the decks safe? The Gavin unit needs the whole deck replaced.
- Should we just tear out Gavin's deck and replace it with something else. Can we add plywood to the surface of Gavin's deck?
- We need a proposal that has phases for which we can budget.
- Bill thinks we should pay a professional to design to cost and present us with phases.
- Rick Hobbs proposes that a subset of this group meet with a professional designer and ask what can you give us for our budget?
- The following motion was approved unanimously by the members present or represented. Since a quorum was present at the meeting this now represents the official plan of the association.
 - Common space professionally designed to accommodate all units in a common area will replace the decks. The concept is to have one or more common areas offset from the buildings that are not associated with any unit and to provide paths convenient to all units to access the common areas. The project will begin in spring of 2016.
 - The budget for this project is \$49,000 including professional design.
 - There will be a \$2,000 per unit assessment in May 2016 to cover \$24,000 of the cost.
 - We will make up the rest with the reserves but will always maintain a reserve balance equal to or greater than 10% of the total annual dues.
- After meeting summary email from association president John Dinsenbacher:
 - The group that attended decided to go with a hardscape option that will include common area for all units with the idea being there will be space for each unit to utilize. The group was not satisfied with the initial design of the hardscape option, it was determined that the limiting factor was money in the initial design, so a motion was put forth and unanimously approved that set the budget at 49,000 and includes a budget for a professional design of the space.
 - To finance the project, we will utilize reserves down to a level equal to 10% of annual dues and have an assessment of \$2000 per unit to pay for the balance of the project. Assessment will be due in May of 2016. Due to the size of the project, we are going to wait until next spring to have the work done. They will be a temporary patch applied to the rotted deck on the 8-plex to safely take it through the winter.
 - The window wells on the 4-plex will be squared off like the 8-plex and the entire complex will be brought to current code for egress safety out of the window wells.
- There is a committee in charge of the design, if you would like to participate, please contact Leanne [There is a committee in charge of the design, if you would like to participate, please contact Leanne [Leanne Fesenmeyer, leannefes@me.com, M: (303) 913-1817, H: (303) 954-8974].

The meeting was adjourned at approximately 4:04 PM. The next workday and regularly scheduled annual association meeting will be on Saturday, June 11, 2016.