

June 11, 2016 – DRAFT

Bill Hyde, Secretary

NOTE: This is a VERY rough draft. Just what I wrote down in the meeting.

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.

In attendance or represented at Workday: Joe and Kallene Casias, Joyce Dierauer, John and Elyse Dinsenbacher, Brian and Kathy Fennelly, Daniel and Leanne Fesenmeyer, Stephanie Ford, Rick and Sheryl Hobbs, Elizabeth Greenwell and Joshua Landwehr, Tim and Leslie Payne, Allen and Holly Richardson, Rocky Mountain Bible Church, Marge Seabourn and Bill Hyde, Rick and Renee Spiess.

Not present/not represented at Workday: Toni Moen and John Griffin.

Voting at Annual Meeting: Joe and Kallene Casias, Joyce Dierauer, John and Elyse Dinsenbacher, Brian and Kathy Fennelly, Daniel and Leanne Fesenmeyer, Stephanie Ford, Rick and Sheryl Hobbs, Elizabeth Greenwell and Joshua Landwehr, Tim and Leslie Payne, Allen and Holly Richardson, Rocky Mountain Bible Church, Marge Seabourn and Bill Hyde, Rick and Renee Spiess.

Present at Meeting but not voting: Toni Moen and John Griffin.

Not Present or Represented at Meeting:

PRE-MEETING ACTIVITIES

- Sign meeting attendance roster
- Update association contact list
- Update renter and vehicle information
- 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 12:05PM by Association President John Dinsenbacher.
- Roll Call and Assessment of Penalties as needed
 - The membership voted unanimously to assess a penalty of one month's dues to be paid by the owners listed above as not being present or represented for the workday.
- Additions and Revisions to agenda
 - TBD
- Approval of previous meeting minutes
 - Approval of June 6, 2015 and August 15, 2015 minutes required
 - Minutes were approved with the following corrections:
 - Motion carried with no corrections
- Adminstrivia
 - The association documents are available on the web page:
<http://www.cobblestonefrisco.com/>
 - Current Board and term expirations
 - (outgoing) President: John Dinsenbacher (term expires 2016)
 - Vice-President: Joyce Dierauer (term expires 2018)
 - Treasurer: Rick Hobbs (term expires 2017)
 - (outgoing) Secretary: Bill Hyde (term expires 2016)

- Officer Elections:
 - John's term as president and Bill's term as secretary expire today
 - New officers were elected:
 - John Re-elected as President
 - Elyse will be Secretary
 - Holly will do the work day
- Announcements and Items from the Chair and Others
 - Deck construction starts this Monday. Thanks to everyone for the hard work on getting this done. Please clear your personal items off of the decks. If anyone wants to add on to the 6x6 pad you can add on at \$12/square foot. Talk to Evan.
 - Marge proposed an upstairs deck behind her unit. The proposition failed.
 - There was some interest in having fire pits. Does having a fire pit require any approvals or insurance changes? Evan will work permits.
 - It was proposed to eliminate the path between buildings and the path to the side of the four-plex and put the square footage on that in the common area. We can also use this money to do the fire pit(s) and the window well ladders. We propose a fire pit for each of the two areas. The fire pits should have a metal sleeve to protect the stone. It was proposed to have some common tables.
 - Motion to re-allocate money from pathways (except for one to the shed which will be done with crusher fine rocks) to other projects – passed unanimously.
 - A request to divide the motion as to which projects to fund was made.
 - Motion to do the two fire pits failed. Revisit with aftermarket fire pits later.
 - Safety ladders for window wells passed.
 - Upstairs ladders – motion failed. Individuals can buy from Lehmens in Ohio.
 - Reallocate some to tables – motion passed. Committee will decide how many and what kind.
 - Reallocate to additional square footage as needed – motion passed.
 - Reallocate to landscaping – motion passed.
 - Motion to change workday times in future 9-Noon with meeting following – passed.
 - Neighboring condo wants to put rocks down to prevent erosion – passed
 - Motion to conceptually approve changed to upstairs 8-plex windows to allow venetian balconies with inward swing doors. – passed; Marge and LeAnne will put together a plan. Must look alike.
 - Holly requested approval to put in a dog door – passed.
 - Rick will investigate the rules to see if we have any restrictions on personal items in common areas.
 - It was mentioned that we should revisit the association rules and make sure we are all on the same page.

FINANCIAL REPORT AND ACTION ITEMS

- Financial Report – Rich Hobbs, Dianne Stuhr
 - Status of dues, assessments, reserve account, and investments:
 - TBD

PROPERTY MAINTENANCE REPORT AND ACTION ITEMS

- Property Maintenance New Business
 - TBD
- Property Maintenance Old Business
 - John – status on deck replacement
 - Late last year we signed a contract with Altitude Landscape to replace the existing back decks. I have talked to the owner and this work is scheduled to commence on June 13th and will take approximately 2 weeks. Please take a moment to clear any of your personal items off all the back decks (we can do this on workday). Please keep in mind that part of the project will be to install a pathway from the front to the back which will run in-between both units, I suggest to keep everything out of the way that all the 8 plex items be relocated to the area around the shed and the 4-plex items be moved to the SW corner of the building. The entire project is expected to last 2 weeks.
 - We agreed to an assessment of \$2000 each unit at the special summer session last year. Our reserve has grown enough that we are able to slightly reduce the assessment amount to \$1900. The balance of the deck project is due upon completion, please mail your assessment payment to the same address as your monthly dues no later than Monday June 20th. The \$1900 payment will leave us a reserve balance of just under 20%.
 - The maintenance company we use is going to take care of the gutter issues on both units, thanks for letting me know there was a problem
 - The maintenance company is going to replace the hose bib on the west side of the 8-plex, it developed a leak over the winter
 - I have asked for a quote from the maintenance company to replace the carpeting on the stairs for all 3 entryways, that might be a bigger project than we want to get into on workday
 - I would like to propose a change to the workday schedule. Over the last five years the workday items have never lasted more than a few hours, so I would like to propose that we meet at my garage (East most of the 4 plex) at 9:00 AM and work hard until noon. Annual meeting at noon sharp, based on the past few years this will give us plenty of time to get done what needs to be done. If there is an objection to the new proposed times, please let me know and we can stick with the original plan
 -
 - Bill – Fire extinguishers are being inspected this year.
 - Gutters were cleaned.
 - John will see about tree spraying for beetles and diseases.

Workday Items

- TBD
- The running list of condo cleanup items is attached later in these minutes.

Set Next Summer Meeting Date and pick Workday coordinators – All

- Saturday, June 10, 2017 – xxxx will organize the workday
- Time/lunch

The summer 2016 meeting was adjourned at approximately 1:30 PM. The next workday and association meeting will be on Saturday, June 10, 2017.

Miscellaneous Maintenance Items.

Our building maintenance plan runs on a 3 year cycle

- Seal driveway – 2016
- Stain building – 2017
- Paint Building Trim - 2018

Annual Maintenance Items

- Service fire extinguishers (Tri-County Fire Protection 479-0319)
- Spray trees for pine beetles every Summer (property maintenance contractor)

Condo Cleanup Items (running list) // update from John's list

- Plant flowers as necessary
 - Repair holes/fill cracks in driveway as necessary (contractor)
 - Cut down any dead trees/bushes/etc.
 - Cut bag worms and parasites out of trees as necessary
 - Weed flower beds, mulch, and plant new items as necessary (Front under aspens, Front – the sign, Front –rock garden by dumpster, Back by big rock, Back between decks)
 - Weed eat around all buildings, decks and rocks
 - Pick up dog feces from lawns and around buildings
 - Repair holes/fill cracks in driveway as necessary (every year)
 - 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. Spray vinegar on grasses or weeds inside window wells (be careful not to spray the rhubarb near the fireplug).
 - Clean hallways (wash windows and doors, Vacuum or mop floors, Sweep/hose off front stoops/porches)
 - Put putty in cracks and holes in walls of hallways
 - Touch up hallways with paint as necessary
 - Repair and Replace deck furniture, rails, and boards as necessary
- Touch up/stain deck furniture as necessary