

June 10, 2017

Elyse Dinsenhacher, 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.

**In attendance or represented at Workday:** Joyce Dierauer, John and Elyse Dinsenhacher, 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, Marge Seabourn and Bill Hyde, Rick and Renee Spiess.

**Not present/not represented at Workday:** Toni Moen and John Griffin, Rocky Mountain Bible Church

**Voting at Annual Meeting:** Joyce Dierauer, John and Elyse Dinsenhacher, 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:**

**Not Present or Represented at Meeting:**

Toni Moen and John Griffin, Rocky Mountain Bible Church, Brian and Kathy Fennelly,

- ✓ 1 months dues assessed for Toni Moen and John Griffin, Rocky Mountain Bible Church

#### **PRE-MEETING ACTIVITIES**

1. Sign meeting attendance roster
2. Update association contact list
3. Update renter and vehicle information
4. Presentation of written proxies to the CCA Secretary
5. Certification of those eligible to vote

#### **ADMINISTRATIVE ITEMS AND POINTS OF ORDER**

Meeting called to order at approximately PM by Association President John Dinsenhacher.

#### **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**

- Firewood discussion
- Parking issue
- Windows
- Dues
- Upper decks

#### **Approval of previous meeting minutes**

- Approval of June 11, 2016
- Minutes were approved with the following corrections:
  - *Motion carried with no corrections-updated.*
  - *Elyse to update website.*

#### **Administrative:**

- The association documents are available on the web page:  
<http://www.cobblestonefrisco.com/>
- Current Board and term expirations
  - President: John Dinsenhacher (term expires 2019)
  - Vice-President: Joyce Dierauer (term expires 2018)
  - (Outgoing)Treasurer: Rick Hobbs (term expires 2017)
  - Secretary: Elyse Dinsenhacher (term expires 2019 )

Officer Elections:

- New Treasurer needs to be elected.
  - One year extension for Rick Hobbs.

Announcements and Items from the Chair and Others

- Common firewood. A decision needs to be made about where to stack common firewood and encourage units to use it.
- Unit 201-1 parking issue. Dan and Leanne Fesenmeyer would like to extend their driveway due to difficulty parking in the winter due to snow accumulation.
  - Discussion points
    - If association were to extend driveway we would need a special assessment. It could probably be between 5-7 thousand dollars.
    - We can try and add gravel to it.
    - Proposal to change pattern-how snow is plowed in driveway.
    - Association does have the budget for extra haul away.
  - Decision made to do the following:
    - ✓ Mario will complete an extra-haul away when needed
    - ✓ Gravel to be added to the edge of Fesenmeyer's driveway
- Motion has been made to discuss a change in the how dues are accessed. Should dues be based on sq. footage or should it stay status quo, and everyone pay them same amount as we do now?
  - Discussion points:
    - Most condominium complexes do it by square footage.
  - Decision made to do the following:
    - ✓ Vote per square foot FAIL. Due assessment method to remain the same.
- Association needs to come up with a common standard for window replacement.
  - Discussion points
    - Bill Hyde-We used Renewal by Anderson
    - Holly Richardson-I gave John our contractors name who replaced windows in our unit.
    - John Dinsenbacher: Who is interested in replacing windows?
      - ✓ John to send group message out to all units and gather names of who would like new windows and work with one contractor to do all units.
      - ✓ John, any objection to new windows? No objections.

Additional Discussion:

Garages

- We need to hire someone to fix garages. Everyone to take a look at their garages. Who needs to get it fixed?
  - Garages to be fixed by each individual unit.
- To be put on worklist next year:
  - Asphalt needs to be repaired where salt has gotten to it.
- Downspouts
  - Make sure there are rocks encouraging water to move away from building.
  - John will have Mario fix heat tape on spouts
- Motion to purchase new latter.
  - ✓ Motion approved. Association will purchase new latter.
- Association needs to come up with a standard for deck furniture
  - ✓ Motion approved. All new deck furniture will be dark metal.
- Josh has asked if association can check if we can make gas available for units.
  - ✓ John will call Xcel and see what gas would cost.
- Bill-will be replacing smoke detectors.

- Holly Richardson is proposing a “garden adoption” program. Everyone would take care of their own garden. John to buy stakes at Lowes. At this time there is no interest.
  
- Tim and Leslie Payne: The upstairs leaking (Moen’s unit) into Payne’s unit. It needs to be fixed.
  - A plumber needs to be brought in to determine where the leak is coming from. There will need to be an upstairs test to see where leak is coming from. Schedule Mario come in and take a look.
  
- Dan Fesenmeyer wants to create a committee for creating decks upstairs.
  - ✓ Motion approved to explore 2<sup>nd</sup> floor deck. Dan to lead group. Dan would like representation from bottom and top floors.

### **FINANCIAL REPORT AND ACTION ITEMS**

Financial Report – Rich Hobbs, Dianne Stuhr

Status of dues, assessments, reserve account, and investments:

- Rick Hobbs-We will be on a slight deficit if we do not do anything with dues. We are underfunding reserves. Rick would like to get negative equity down. Negative equity and low reserve does not look good to prospective buyers. Rick would like to get up to \$25K in reserves. Rick proposes to increase dues \$25.
  - ✓ Motion Approved
    - A raise of \$25 in dues will begin July 1<sup>st</sup>, 2018.
    - HOA dues are now \$400/month
    - We will revisit HOA dues next meeting.
    - John will bid out trash an insurance to see if we can reduce cost.

### **PROPERTY MAINTENANCE REPORT AND ACTION ITEMS**

Property Maintenance New Business

- Motion has been made to have lawn watered more frequently. Approved.
- Motion has been made to install a sprinkler system. John to look into costs of sprinkler system and get quotes.
- Motion has been made to put off staining building until 2018. Approved, with small touch ups.

Property Maintenance Old Business

### **Workday Items**

**Set Next Summer Meeting Date and pick Workday coordinators**

- Saturday, June 9th, 2018
- Holly will organize the workday

The summer 2017 meeting was adjourned at approximately 1:30 PM.

**WORKDAY LIST**

**Miscellaneous Maintenance Items.**

Our building maintenance plan runs on a 3 year cycle

Stain building – 2017

Paint Building Trim – 2018

Seal driveway – 2019

**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

- Check timbers along Granite Street to see that none were damaged by snow plows in winter.
- Cut down any dead trees/bushes/etc.
- Weed flower beds, mulch, and plant new items as necessary. Please do not pull the poppies.
  - Front under aspens
  - Front – 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 building
- Spray roundup on grasses or weeds inside window wells
- Clean hallways all 3 entrances
  - Wash windows and doors
  - Vacuum or mop floors
  - Sweep/hose off front stoops/porches
  - Check lightbulbs
- Check all common areas for drywall/paint repairs-repair as necessary
- Check paint on sign in front to see if it needs touch up. Was painted last year in 2012
- Reseed lawn where necessary.
- Replace Smoke Detector Batteries – All 3 Units
- Claim personal items that were in shed that are outside along the east side of 8-plex
- Restack common firewood that is at the back east corner of 8-plex behind shed