

Cobblestone Condo Association Meeting – Cleaning Day, June 9, 2018

The following people were present for cleaning day:

Building 602 – Unit 101 – Stephanie & Jacqueline Ford

Unit 102 – Rick Hobbs, Rick and Renee Spiess

Unit 201 – Sara Nally & Michael Boil representing Fessemeyers

Unit 202 – Liz and Josh Landwehr

Unit 203 – Margorie Sealores

Unit 101 – Drew Homack - RMBC

Unit 103 - Kathy, Colleen and Kevin Fennelly

Unit 104 – Kallene & Joe Casias

Building 604 – Unit 101 – Drew Homack – RMBC

Unit 102 – Chris

Unit 202 - Joyce Dierauer

Unit 204 – Victoria Beckwith

Before the meeting was called to order Joyce asked that everyone review and verify that the association has the correct contact and vehicle information for each condo on the website.

Not represented for the work day were John and Elyse.

Voting:

Joyce, also voting for John and Elyse

Stephanie

Rick Hobbs

Bill from RMBC

Kallene

Marge

Josh

Missing:

Richardson's

Feysmeyer's

The meeting was called to order at 12:10 p.m. by Joyce.

The agenda was approved.

Joyce started presenting that the driveways need to be redone. The options were sent in the email from John and will be voted on later via email. Rick Hobbs presented his recommendation later in the treasurers report.

Rick Hobbs talked about savings that John negotiated for the association. There was approx. a \$1,000 savings by bidding out the condo insurance and a 50% savings on our trash. These savings were used to pay for the snow plowing that was no longer included in our winter maintenance rate.

There were some complaints about the snowplow company. The main complaint was that they came at all times of the day. Cars were move by 10:00 a.m., however, the plow might not come until 4:00 – 5:00p.m. when people had moved their cars back into the parking lot. Everyone did like the use of the bobcats, thinking they were a lot more maneuverable around cars that were left in the parking lot.

Rick talked to everyone about replacing their water heaters. Several owners still have their original water heaters. In addition, he asked that everyone review their insurance coverage and make sure they have adequate coverage for walls-in. All units are responsible for damage to other units resulting from failed water heaters.

if they cause damage to other units if their water heaters fail and flood the bottom units. Joyce recommended Kelly Vowel for water heater service and installation.

Last years minutes were approved with one change; Brian Fennelly was present at the meeting last year. Brian motioned, Rick H. 2nd, motion was accepted.

Replacing of officers was discussed next. Joyce said she would consider staying on as vice president. Rick H motioned, Joe C. seconded, motion was approved. Joyce will continue as vice president.

Josh Landwehr said he would take over as treasurer. Rick H. motioned, Brian seconded, motion was approved.

John and Elyse's terms will be up next year.

Rick H. provided the Treasurers report. (See the documents attached.) The report included a review of the operations budget and capital needs/Reserve budget. Since we have a surplus in the operations budget, Rick recommend we move the \$440 per months operations budget surplus to the capital reserve. This would allow current HOA dues to remain at the current level. This will need to be reviewed at next year's meeting to ensure we are meeting the operations funding needs. If additional funds are required to meet the operations budget, we may need to consider increasing the monthly HOA dues.

With the current funding a recommendation was made to seal coat the driveway this year for \$3,100. This will provide an additional 2 years to build up the reserve to fund additional driveway needs at that time. Next year we paint the siding and will have the funds in the reserve to cover this expense.

Rick also provided a capital needs analysis to include eventually needing to replace the siding on the units (assumed 10 years). This could be an expense of \$100,000 (est.). Our loan for the roof replacement finishes in 2024 (6 years), we currently owe \$51,000. The funds that are used to pay the

loan will then go into the reserve. If we follow this plan, no special assessment would be needed to cover the siding replacement (assuming at least 10 years out).

Another item discussed is most financial institutions require 10% of the condo income be in reserve for providing financing to future buyers. The reserve plan reviewed will keep us in excess of that level.

Rick recommended we keep the dues at \$400 a month this year and will review operating expenses next year to see if the dues need to be raised. Rick was thanked for putting the great management plan together.

Liz motioned that we accept Rick's plan. Joyce seconded. All present were in favor of the plan. It was agreed that the plan would be put on the association's website. Rick will email the excel spreadsheet to Josh.

The motion was made with the following caveat, the top coat seal will last for 2 years allowing time to build up the reserve to fund the additional driveway repairs required.

Joyce called for a vote. Brian motioned, Stephanie seconded. 10 out of 12 voted yes for the top coat seal.

The treasurer's report was finalized.

The association voted not to increase the dues for missing the annual meeting. It will remain at 1 month's dues. There must be someone present from each unit on the annual workday and meeting.

It was agreed that the bylaws will not be changed to increase the minimum rental time from 30 days to 90 days.

We talked about outdoor furniture, it was decided that all outdoor furniture will be well maintained, tidy, clean and neat. The executive committee can review. The unit owner can submit pictures to the committee, by sending them to John (Pres.), who will forward them to the rest of the committee. This outdoor furniture policy will be reviewed annually.

Stephanie asked that the association assist her in getting help for her flagstone step from her back door. She has a short step coming out of her house, then an abnormally large 2nd step to the ground. It is not safe. Stephanie asked for the contact information for the person who did the flagstone work. Wanted to see if it was covered under warranty. Kallene mentioned that it has been 2 years and most likely is not covered. Stephanie also has a problem with the walkway on the side of the condo, curving onto the patio, she has woken up and has had people standing on the path looking into her bedroom. Stephanie would like to move some of the flagstone from the path and route it away from her window toward the shed. She would also like to create a rock garden that would block people from walking close to her window.

Stephanie was asked to get some bids on having someone fix her step and send it to the association for approval. A group of tenants walked over to Stephanie's after the meeting and approved her plan for the moving of the flagstone and the placement of a rock garden.

Next, we discussed the watering of the grass. The sprinklers will be put on timers, however, we would like to have Mario come by once a week to assess and make sure there are no dead spots in the grass.

We have 4 dead trees on our property that need to come down. Is this something Mario can help with?

Rick Spiess made the motion that we waive John and Elyse's fee for missing the work day/meeting. It was noted that John goes above and beyond his presidential duties. Stephanie seconded. Motioned was passed.

Next year's workday and meeting will be held, Saturday, June 8th, 2019 from 9:00 a.m. – 12:00 p.m. Meeting will start at noon.

It was noted that Kathy did a fantastic job of getting the needed supplies for the workday. Kathy will organize the workday next year.

Mario will need to do the weed wacking for us. The association's weed wacker bit the dust.

Some tenants asked about not using the Roundup on the gardens and maybe finding an alternative to killing the dandelions. Stephanie and Renee are going to try an organic blend to see if it works.

Bill from the RMBC is going to look into getting a discount on multiple unit's windows replacement

. The church is using Gregory Doors and Windows. He will get back to us. The units that are interested in replacement are:

RMBC

Hobbs/Spiess

Kathy

Joyce

Stephanie

Liz/Josh

John/Elyse

Rick H. motioned that the meeting be adjourned at 1:36 p.m., Brian seconded. Motion passed.

