

COBBLESTONE VILLAGE ANNUAL MEETING MINUTES
AUGUST 21, 2010 @10:00

MEMBERS PRESENT: Mike Walker, Lisa Mittan, Ward Duncan

Others: Meriss Skinner-CMS Representative

CALL TO ORDER: The meeting was called to order by President Mike Walker at 10:10 a.m. Mike introduced himself and Board members Lisa Mittan, Ward Duncan.

A quorum was established with 26 homeowners represented in person or by proxy.

PRESIDENTS REPORT: Mike acknowledged the Association has a new management company, CMS and a new security patrol company. He encouraged the homeowners to contact CMS if they planned to be gone for extended periods so their vehicles don't get towed.

Mike said the Board is looking at rebuilding some of the decks throughout the community.

TREASURERS REPORT: Lisa advised the homeowners that the Reserve Study will be updated in the fall of 2010 or the spring of 2011 for the concrete, fences, and other common elements.

The insurance claim allowed for new roofs, but not new gutters. The gutters were not replaced because the landscaping and other improvements took priority.

There is some landscaping work being done, such as the removal of dead trees. New plantings may be done in the fall. The Board is currently looking at bids for a new landscape company.

Some progress has been made on the repair of the pool fence. There is some concrete work to be done at the pool, and the Board is looking at placing a community line conduit. The Board is entertaining the idea of an electronic card system for the pool gates.

Some resurfacing, or at the very least, infrared patching of some areas of the parking lots will be done.

The Association is over budget on snow removal and legal fees/collections, but under budget on other items.

Lisa said she is very pleased with the way CMS does the financials; she can read and understand them in thirty minutes instead of three hours. This will make it easier for the new Board members as well.

HOMEOWNERS FORUM:

2915-H. The homeowner asked about options for the front lawn areas. The Board encouraged homeowner to submit an ARC request if they want to plant anything.

2923-C. The homeowner asked if other areas will get new turf like an area on the southeast side of the complex. The Board hesitates to make any commitments until they have a landscape company.

She also asked when the fences will be replaced as some are falling down.

She asked if anything is being done about the parking. She received a ticket for being in her own space over 72 hours. This has been straightened out with the patrol company.

She also asked what all the flags in the ground are for. They are locate flags for the electrical and water.

She also asked what can be done about the flyers distributed from a security company. The homeowners were advised they have the authority to ask solicitors to vacate the property.

She also asked why someone was measuring the tree trunks. CMS said they be slated for deep root feeding, or removal. She wondered if tree limbs are being removed all around the complex.

2967-M. The homeowner noted some of the basements are getting flooded due to improper grading and asked if anything is being done.

2991-G. The homeowner asked about the bare areas of landscaping, which could pose a danger during snowfalls. She asked if Seagren is going to repair her roof, she has mold in her furnace room and fireplace. Another homeowner said he was in the roofing business for 25 years, and the chase and the vents should be checked because the leaks could be coming from them.

2901-M. The homeowner asked if he can paint his deck himself. The Association is looking into resealing the decks.

She said she has trouble parking in her assigned parking space because the spaces are not clearly defined, so vehicles frequently park too close to her space.

2941-G. The homeowner said her fence is pulling away from the building.

2933-C said the sprinklers are not working.

2969-K asked about any plans for on-going bush maintenance. She has been pruning her own. The evergreen tree on the corner really needs to be pruned.

She is very happy with CMS for being so responsive.

2993-C. The homeowner suggested that there needs to be follow-up with the contractors to be sure they did the job as bid before signing off in the project.

2973-E asked if her tree has been looked at to be pruned.

2991-E reiterated the need to have the bushes and shrubs pruned soon. She said she can't get in her front door because of the bushes.

Mike asked for votes on the Bylaws and Articles of Incorporation. The ballots were collected.

Mike asked for volunteers to serve on the Board of Directors. There are three positions to be filled. The Board meets the second Monday of the month at 6:30 p.m. at Front Range Community College.

Four homeowners volunteered to serve on the Board:

Janice Bennett

Lisa Mittan

Daniel Recovo

Suzanne Wilson

Lisa and Daniel each received 22 votes, and Suzanne received 16. They will be the new Board members.

The meeting was adjourned at 11:10 a.m.