

Cobblestone Creek  
Homeowners Association  
Board Meeting Minutes  
Saturday Dec 20, 2020 3:00PM

**All in attendance:**

Vincent Rodriguez  
Jorge Ledezma  
Pam Rogers  
Peggy  
Keith Caires – New Board member

Meeting start time 3:04 PM

1. Reading of minutes from the previous executive meeting
2. Pam Financial Report – Haven't received budget from murphy and murphy  
Haven't had many expenditures.
  - We cut back on big repairs, which has helped raise our balance.
  - Current Reserve at approximately 80, 000
3. Jorge – Website update.  
New website – Working on New website
4. Working on Newsletter.
  - Get article from Keith regarding Trash pickup
  - Get article from Vince regarding HOA future.
  - Create survey
5. Repairs made since the last meeting:
  - 9 and 10 done
  - 61 repairs done as well. Staircase was rotted and replaced.
  - Didn't hear back from contractor regarding Unit 2 and Unit 58
6. Rodents in the attic complaints from several units
  - Pest control said that bird seed and cat food is what is causing the rodents.
  - Received rodent population bids from best control 2 bids. /Pest Control
  - Both will install 20 boxes and monitor them
  - Going with the lower quote of the 2, they have a high rating, and it is significantly lower.
  - 5 ayes and zero 0
  - Southern California exterminators will receive contract
7. Warning letter updates.
  - a. Keith wrote a letter to Unit \_\_\_ regarding common area violation by alteration.
  - b. He referred to the contact form on the website in case they are not responsible for the violation
  - c. Board reviewed the letter and ask for the board adoption.

8. Pam Update regarding Unit \_\_\_\_
  - Warning has been issued
  - Fine has been paid
  - Will grant Jan 1<sup>st</sup> extension for relocation of items in common area.
  
9. Updates on letters.
  - Unit \_\_\_\_ AND \_\_\_\_ have received letters about common area violations
  
10. Asphalt Driveway - Vince is looking at contractors
  
11. Pool/stream updates – Alligator and floating mirrors in the pool along with floating mirrors - Received from Former board member.
  
12. Board members concern –
  - Unit \_\_\_\_ pulled out a ball of roots from her plumbing, roots came in through bad installation of previous toilet. No HOA liability was determined. HOA suggest that Toilet needs to be donuts replaced/consult your plumber.
  
  - Potential Policy - Board will bring smoking in the pool area to a vote to ratify. Keith will look into this and update us next meeting
  
  - Jorge will work on. Creating a Google Docs Excel sheet to keep track requests and communications
  
  - Keith needs access to the HOA email.
  - Keith will make PSA announcements regarding the trash cans,
  - We are owed a credit for no trash pick-up. – Keith is on it. also didn't pick up the spill which was caused by their pickup
  - We need to schedule a meeting with Michelle and some of the board members for the following reasons:
    - Clarify the following issues, about ease of payment/possibly of online payment
    - Clarify the budget information.

**Next meeting date:**

**Jan – 23<sup>rd</sup>. SAT 3PM Executive**

**5pm General meeting.**

Meeting adjourned at 4:45 PM