

Cobblestone Creek
Homeowners Association
Board Meeting Minutes
Saturday, Jan 31, 2021, 3:00 pm

All in attendance:

Vincent Rodriguez
Jorge Ledezma
Pam Rogers
Keith Cairns

Meeting start time 3:05 pm

1. Reading of minutes from the previous executive meeting
2. Pam Rodgers Financial Report.
3. The website is operational, and survey results are in.
 - Painting
 - Security
 - Maintaining the pool
4. Streams are down due to 3 pumps not working
 - Streams are draining the budget
 - Consider shutting down due to financial strain.
5. Review Paul Arenas Estimate on repairing several units that have termite damage. The board has chosen to break up repairs to lower cost. Will select half of the units to repair.
 - Review invoice for repairs
 - Garage 34-39
 - Unit 27 trim board
 - 3 Exterior Closet doors
 - Unit 55 Balcony fascia board
 - Unit 49 fascia board and some siding
6. Warning letters update
 - [REDACTED] - Has not complied – will be fined. Items will be removed after 30 days if there is no compliance
 - [REDACTED] – will receive an update from Keith. He’s working on a letter that will be sent out soon
 - [REDACTED] Keith will check if they complied.
 - [REDACTED] – Complied but ~~new violation~~ repeated same violation– Letter mailed by Keith on Jan 12/21/20. A fine letter needs to be delivered by 2/21, and MMM needs to be contacted.
7. Letter from Unit [REDACTED]
 - Parking situation – Resident from Unit [REDACTED] is being blocked by another resident from Unit [REDACTED] who parks in the fire line. The Resident sent a letter to MMM, which was forwarded to Vince.
 - Vince talked to Unit [REDACTED]
 - Keith wrote a response letter, the board reviewed it and adopted it.
 - Board has voted to send a warning letter based on the information supplied
 - Ayes 4 No 0 to sending a warning letter.

- Keith will deliver letters to both units involved in this situation.
8. The towing company has towed contractors. The board needs to develop a way of identifying contractors so that their vehicles don't get hauled away.
9. Board members concern
- Rat issues still – Residents still mentioning problems. Vince will get an update from pest control. Ledezma will offer to cover AC vents.
 - Board needs to produce a preventive Notification sent out regarding the plumbing situation and how to prevent future issues.
 - Board has stenciled the trash enclosers with the letters ABCD.
 - Board has a trash pick-up contact for metal items.
 - Mailbox situation – Graffiti was removed by board member.
 - Received painting estimate for whole complex – 101, 077 which comes out to 1,657 per Unit
 - Consider planning committee for organizing records. – Keith will meet with Jorge and any additional members.
 - Keith will work on updating the map
 - Board members will work on getting camera systems in place for recording.
 - Ordering a website plaque, so residents are informed of the website. .

Next meeting date:

Feb – 21st. Sunday 3 pm Executive

5 pm General meeting.

Meeting adjourned at 4:48 pm