



COBBLESTONE
CREEK

UNAPPROVED DRAFT

**Meeting of the HOA Members Minutes
Oct 17, 2021**

Cobblestone Creek Homeowners Association, Garden Grove, CA, held outside garage Unit 46, at 2:00 p.m. on Oct 17, 2021.

I. CALL TO ORDER

Board President Vince called the meeting to order at 2:00 p.m.

II. ROLL CALL OF DIRECTORS

Present: President (P) Vince, Vice President (VP) Keith, Treasurer (TR) Pam, Secretary (S) Jorge

Absent: None

Also Present: 7 owners at opening, 14 at closing

III. OPEN FORUM

- Resident – Front stream by the mailbox isn't working and dried up. It was working the night before.
- Resident - Question about landing repair cost and responsibility. Decades ago an owner had to repair the deck sealing twice and wants to get reimbursement. VP will forward the request to the HOA attorney to determine if HOA is responsible.
- Resident – Alerting Unit 47 of potential water leak/damage to Unit 46/47, inside the walls.
- Resident - Discussion of EV Charging in parages was raised, which is currently prohibited by CC&R's. Owner wants the Board to understand the difference between types of charging and wants reconsideration of the HOA Rule against it.
- Resident Request – Camera on trash bins B and C – to prevent illegal dumping. Currently a couch, cabinet and refrigerator are present and have been dumped in violation of the R&R's. A large item pickup has already been scheduled for a fee.
- Resident – Asked a question requesting an Intent to Repair letter from HOA regarding balcony (ongoing business).

IV. APPROVAL OF THE MINUTES OF THE PREVIOUS HOA MEETING

- Motion by VP, seconded by TR, to approve the board meeting minutes of September 2021, Motion Carried.

V. FINANCIAL REPORT

TR did not have the monthly report available at the meeting. Estimates were discussed & reported as follows:

- \$70k – Total Assets
- \$27k – Monthly Operating expenses
- \$21,960 – Total Monthly Dues
- Board will attempt to post the report on the HOA website in a secure space

VI. OLD BUSINESS

- Board is reviewing estimates for a Unit's Deck repair.
- Board is reviewing estimates for Spa repair.
- P gave an overview of a recent reply to a request for a proposal on management services from an HOA management company. The company declined to offer a proposal due to the condition of the complex. The company did give some suggestions for matters needing attention.
- Board also requested Owners to consider serving on the HOA board. One vacancy exists and At-Large Members are also desired.

VII. NEW BUSINESS

- P – looking at asphalt repairs and seeking quotes.
- VP – Recent legislation: SB 326/ Civil Code 5551 – Structural engineer needs to come and check the integrity of balconies. Board is seeking to adopt new measures to comply with the new law.
- VP – Drains for the Spa need to be confirmed as complying with existing regulations.
- VP – HOA is aggressively pursuing compliance with the Open Meeting Act.
- VP – Board will be reviewing / updating the R&R's.
- P – Board will review the electric vehicle charging rule and confirm understanding the difference between Level 1 charging (AC 110V) and installation of higher voltage/amperage chargers which are addressed under CA Law.
- S – Amazon has proposed to install an "Amazon key" free of charge to the complex. This would increase delivery accuracy but would require them to have access to our gate remotely and geo-map the complex – Residents informed.
- P – Brought up the possibility of a dues increase, financial analysis ongoing.
- S – Board will be reviewing the contract with the pool and stream maintenance company Marco Polo.
- VP – A Special Meeting (Closed/Zoom/CC&R 3.5.4.1) will be held on 10/21 to review an alleged R&R Violation. 10-day Notice was given to the involved party.

VIII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for *Nov 21* at *2 p.m.*

The meeting adjourned at 3:05pm.

These minutes will be reviewed for approval at the next Meeting of the Members.