

Meeting of the HOA Members Minutes

Jan 23, 2022

****DRAFT/UNAPPROVED****

Cobblestone Creek Homeowners Association, Garden Grove, CA, held outside at waterfall near Unit 47 Garage, at 1:00 p.m. on Jan 23, 2022.

I. CALL TO ORDER

A. Board President Vince called the meeting to order at 1:08 p.m.

II. ROLL CALL OF DIRECTORS

Present: Pres. (P) Vince, Vice Pres. (VP) Keith, Treasurer (TR) Pam, Mbr at Large (ML) Claudia

Absent: Secretary (S) Jorge

Also Present: 4 owners at opening

III. READING/APPROVAL OF LAST MEETING MINUTES

Read by VP. TR Motion to approve / ML Seconded / Unanimously approved.

IV. OPEN FORUM

A. Resident wants confirmation of Sliding door replacement request

B. Resident complained about southwest stream still down & wants streams kept up

1. Resident (2nd) also wants streams kept up

2. Resident (3rd) also wants streams kept up

3. Resident wants streams shut down temporarily due to drought

4. Discussion about 2021 total stream expense showing \$8,692 seeming low/wrong

C. Garage Leak reported (might have already been addressed by Elite)

D. Resident still wants more financial report details, generally dissatisfied w/ M3.

V. FINANCIAL REPORT

A. \$39,163.37 expenditures reviewed by TR @ P request, line by line, for all of NOV & DEC.

B. \$24,400 is current monthly dues income if all dues are paid (up from \$21,960 in 2021)

VI. OLD BUSINESS

A. Unit deck waterproofing and flashing repairs still pending, two Vendors have "ghosted" the Board and failed to give bids as previously agreed to do so.

B. Unit main north deck overhead 17 foot beam replacement still pending, \$7000 by Milanco. We thought we had a Nat'l bid also, but we couldn't locate it. Tabled pending more bids. Numerous holes in beam.

C. Rules and Regs Review. Ongoing and new item of BBQ's on Decks LPG tank size limited by State Fire Code to only one pound tanks. Board members still need to sift through 100 +/- comments and render input. Revision Draft (w/comments) still needs to be posted on our website.

D. Sidewalk repair project, majority of complex. Discussion that sidewalk disrepair was one reason a Mgmt. Co. would not bid on our Complex. Nat'l / \$26,580. Passed 3 to 1 (TR Opp).

E. Atty finally replied and stated the statute of limitations for reimbursement for deck repairs 18 years ago has passed. Resident has no current right to reimbursement.

F. Elite Roofing Update: Four garage leaks repaired: \$1,540 (One job under warranty: no fee)

VII. NEW BUSINESS

- A. Concern about a Unit's south patio slab cracks, entryway cracks and garage slab cracks
- B. Complaint letter (cc: Atty) on stream down near a Unit and patio ceiling & roof leaks.
- C. Election Deadlines discussion: End of Feb nominations due, Election in June. Follow up will occur w/ M3 by P to make arrangements. P will not be seeking re-election.
- D. Extensive termite damage to a Unit's trim was reported w/ pics.

VIII. SELECT DATE FOR NEXT MEETING

Next meeting will be held outside at the waterfall near Unit 47 Garage on Feb 27, 2022 @ 1pm.

- IX.** The meeting adjourned at 2:50 pm.

~~These minutes were approved by the Board of Directors:~~

Vince Rodriguez, President

Date