



## Meeting of the HOA Members Minutes

Dec 12, 2021

Cobblestone Creek Homeowners Association, Garden Grove, CA, held outside in the pool area, at 2:00 p.m. on Dec 12, 2021.

### I. CALL TO ORDER

- a. 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

### III. READING/APPROVAL OF LAST MEETING MINUTES

### IV. OPEN FORUM

- a. Residents want more information about the monthly financials and brought up concerns about streams and dues going up. The monthly financials aren't specific or clear enough, furthermore MMM lacks auto payments feature which would facilitate HOA due payments for Residents. The VP will be calling MMM to get clarification on financial statements.
- b. Residents are also concerned about HOA vendor Paul Arenas. The contractor knowingly repaired a staircase incorrectly before having to fix it. Additional concerns include record keeping concerns. Board will review internally, and the VP will call AZ to review water damage concerns.
- c. Elite Roofing invoices – Board was operating under the impression that repairs were under the warranty. Board received invoices that had some errors. VP has them to fix the incorrect invoices. MMM also missed the incorrect invoices. Board has since received the most recent repairs with the correct invoices.
- d. Dog noise complaint – Board will keep a hearing with the dog owner.

### V. OLD BUSINESS

- a. Approved pitman invoice for \$6200. Unit 29 balcony repair (Motion by S, vote was unanimous)
- b. Board has chosen to table Asphalt repair until a future meeting
- c. Board has chosen to table sidewalk repair estimates discussion until a future meeting.
- d. Unit 9 –17 repairs invoice and estimate review – TR puts motion to table for next month (P) seconds the motion. Vote unanimous.
- e. No reply for reimbursement for deck repair. The VP will try again to reach out.

- f. Update on charging EV stations – P said that Edison might provide it for free. They will see if they qualify and get back to us. If this is concerned VP thinks this should be a community vote.
- g. Update on reviewing/rewriting rules and regulations - VP made about 100 comments regarding revisions.

**VI. NEW BUSINESS**

- a. Discuss rodent extermination Contract – Motion by VP to keep them, VP seconded, vote unanimous.
- b. Discuss trash collector strike – Communication CR and R – Review new contractor. P will Seek refund from republic
- c. Unit requested AC replacement – Authorization Approved

**VII. SELECT DATE FOR NEXT MEETING**

- a. **Next meeting back at the waterfall by Unit 47 garage. Jan 23 @1pm**

The meeting adjourned at 3:00 pm.

These minutes were approved by the Board of Directors.

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Vince Rodriquez, President

Jan 23, 2023  
Date