

HOA Board of Directors Meeting Minutes  
October 17, 2022 @ 6:00pm  
(Old Business Agenda Item strikethroughs are correcting typos from posted Agenda)

**I. CALL TO ORDER** – 6:06 PM

**II. ROLL CALL OF DIRECTORS:**

Board members present: President (P) Bernardo, Vice Pres. (VP) Keith, Treasurer (T) Tina and Mbr at Large (ML) Claudia. Also present: 2 Owners, Units# 9 & 53

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

ML read minutes. Approved 4-0

**IV. OPEN FORUM**

- A. Owners: Lighting Timers off sched / Bldg Structure Maint Concerns / Apparent underwatering / Sidewalk marking from repairs / Why no H/C Pkg / Duck Deterrent Line / Unanswered Maint Plumbing Request / Large Item Dumping / Discussion about Minutes copies to Owners, Civ Code 4950(a) / Spa Pump Box Access, tampering.
- B. Actionable items:
1. Adjust Timers (VP)
  2. Remove sidewalk markings (Maint)
  3. Follow up w/ Atty on H/C Parking Spaces (VP)
  4. Follow up on Plumber Req. (VP)
  5. Consider signage re: Large Item Dumping & research prior Newsletter item
  6. Consider small padlocks for Timer & Power Boxes

**V. FINANCIAL / MISC. REPORT(S)**

- A. \$19,536 – Oper. Account  
B. \$73,150 - Reserve Account  
C. \$7,126 Accounts Receivable – Members' dues – Owed to HOA  
D. \$19,917 - Still w/ Prior Mgmt Company  
E. Total Assets \$137,477

**VI. OLD BUSINESS**

- A. A Unit's main north deck overhead 17-foot beam needs repair/replacement. No Update.  
B. A Unit's stair joist repair still needs corrective work. PM req. pics from Owners.  
C. A Unit's entry stair hand railing (iron) is corroding away and hazardous to touch. Need to chk.  
D. Rules and Regs Review Update. With Atty for review.  
E. SB 326 State required deck inspection Vendor bids/selection. Optimum, \$7,700 App. 4-0  
F. A Unit reported a patio crack. No Update  
G. Tree Trimming (more than around creeks). Should start in 3-4 weeks, Vendor busy.  
H. Annual Reports. Templates received from PM, draft in progress (VP).  
I. Security concerns – Review Camera Proposal. Approved 4-0, 3 cams @ \$865 total w/ upgrade to cloud based system for approx. \$540/year  
J. Duck mitigation at pool. Deterrent lines up 10/17, new screen/mesh still pending.  
K. Reserve Study Status. Site visit this week by Vendor "Strategic Reserves."  
L. Auxiliary Door Survey. Compiling survey data (VP).  
M. Elections. 5 Nominees accepted. Ballots due Dec 18 & counted @ Gen. Mtg. Dec. 19.  
~~N.~~ N. A unit's disciplinary hearing is pending. No Update, missing from PM List.  
~~O.~~ O. Parking Space Lottery. Packet disbursed. Interim rotation for Nov & Dec being pursued.  
~~P.~~ P. Stream Repairs. Waiting on Electrician to survey/replace equipment as needed.  
~~Q.~~ Q. Unfinished painting approved in SEPT at 3 different units. PM was supposed to have Maint. handle this request

R. Executive Session

1. Delinquency Review
2. Violations Review: Cert. Mail returned unclaimed. Request for vol. Dates via email.
3. Third Party Contracts: Property Management

**VII. NEW BUSINESS**

A. NONE

**VIII. CONFIRM THE DATE FOR THE NEXT MEETING**

A. The next meeting will be on Monday, November 21, 2022, @ 6PM @ Consensys Office

General meeting adjourned @ 7:55PM

\*Notes for Owners:

CA Civil Code 4950(a) states Minutes from HOA Meetings are to be made available to the Association Members within 30 days following a meeting. CCHOA currently complies with this using our website. This same Civil Code Section also requires that the HOA furnish hard copies of the Minutes upon request, but only after reimbursement of expenses for such distribution are made. In an effort to remain connected with non-electronic Owners, some have been receiving free copies of Minutes hand delivered to them as a courtesy, however this courtesy is ceasing.

To make a formal request for hard copies of the Minutes, please:

- Email HOACobblestoneCreek@gmail.com AND mparra@consensyspn.com
- Send US Mail to Cobblestone Creek HOA, c/o Consensys 1380 S. Anaheim Blvd. Ana., CA 92805
- Call/Text (657) 529-2431 and leave a message with your request, name and Unit #

Upon receipt of your one-time or standing request, the Monthly expenses for distribution will be determined and you will be informed of the amount. Once you submit payment, the Minutes will be mailed out to you. For standing, ongoing requests, consider paying for a few or several months in advance to increase efficiency and cut down on correspondence if you desire. In the absence of prepayment, Minutes will only be distributed after payment is received.