

**MINUTES of GENERAL SESSION
COBBLESTONE CREEK BOARD OF DIRECTORS MEETING**

Date: **Thursday, February 16, 2023**

Time: 6:00 PM Homeowner Forum & General Session followed by Executive Session

–In Person at Cobblestone Creek site

Agenda

Civil Code §4930 (1) The Board of Directors may NOT discuss or take action on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to Civil Code §4920. This subdivision does NOT prohibit a resident who is not a member of the board from speaking on issues not on the agenda.

I. Call to Order General Session 6:08 P.M by President

Directors present: Keith C, President; Jorge L, Vice President; Claudia R, Secretary; Tina C, Treasurer; Pam R, Member at Large

Others present: Unit 53, Homeowner;

Monica Parra, Consensus Association Services, Prop Mgt

II. Homeowners Forum *Civil Code §4930 The board of directors of the association shall permit any member of the association to speak at any meeting of the association or the board of directors, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board of directors or before a meeting of the association shall be established by the board of directors.*

- Unit 53 (arrived after Forum): Second request for repair of front door awning leak and second request for removal of tree next to Unit 22 patio. Board will inspect.

III. Secretary Report

A. *General Session Minutes Approval:* Changes made to 3 sections adjusted. Motion with changes carried unanimously.

1. Changing the year from 2022 to 2023
2. Add Section (O) Discipline Action
3. Add Section (P) Sidewalk markings

IV. Treasurer's Report

A. Financial Statements for Period Ending January 31, 2023

Operating Total: \$31,019.01

Reserves Total: \$66,642.86

Total Assets: \$142,956.05

V. General Business : Pending Items (Discussion)

A. Unit 9 beam: next week will be done.

B. 45 Stairs: Completed. Pending Board job walk.

C. Rules and Regs: Board will work on managing approvals by sections. Motion to approve single chapter revision to our R&Rs. (Parking Lottery and all changes in the parking section only).

D. SB326 Inspection: waiting for report from Optimis Seismic

E. Complex patio cracks survey needed; Concrete vendor recommended flagstones for minor patio crack repairs. Preferred over epoxy fills. PM will request a survey of all patio cement in the complex.

F. Security: The President proposed switching cameras to the front gate. New camera installed on tree facing Trash bin B.

G. Ducks: new elevated wiring added over pool (not done yet, kite string still installed)

H. Spot paint: Rehab vendor bid \$8,500. Hold for more proposals.: Unit 9/13/39 Consensys Maintenance Team will provide service.

I. Garage roof leaks: Elite Proposal for ongoing maintenance for all buildings, \$12,600. \$50k per building to repair flat, outdated garage roofs. Motion to get Elite Roofing proposal by Friday (repairs to 1, 21, 29, 34, 45, 51, 56)

J. Tree trimming: Remove tree next to garage 39.

K. Streams: Pumps should be replaced. Landscaper has ordered rock over electrical boxes. Easy access is needed so can't waterproof the boxes.

L. Trash Gate replacement: need more proposals.

M. Vehicle gate code change: letter mailed to non-email owners. Resend; include sec.

N. Disciplinary Hearing: unit 22

O. Sidewalk markings; Keith will start the clean up process

P. Aux doors: Home depot latches to some doors that are in good condition but won't close. President will get the count and pricing.

VI. Any New Business For Future Meetings Agenda

A. Backflow job (sewer check)

B. Back gate malfunction: replacement

C. Ivy removal on south side of complex: \$585 / need neighboring complex to pay

VIII. **Next Meeting:** The next Board of Directors meeting is scheduled for March 16, 2023. General session followed by Executive Session, if needed at Consensys Office at 6:00pm

IX. **Adjourn General Session:** There being no further business to come before the Board of Directors in General Session, a motion was made, seconded and unanimously carried to adjourn at 8:00 pm.

CERTIFICATE

I, Claudia Rodriguez, duly Appointed Secretary of Cobblestone Creek Homes Condominium Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the date listed above, as approved by the Board of Directors.

ATTEST:

Claudia Rodriguez Date: March 16, 2023
Secretary Signature