

Cobblestone Creek HOA General Board Meeting Minutes (Approved)

September 21, 2023 @ 6:00pm

I. CALL TO ORDER: 6:17 PM at *Consensys Office* with Zoom access

II. ROLL CALL OF DIRECTORS:

Board members present: President (P) Keith, Vice Pres. (VP) Jorge (via phone call), Secretary (S) Claudia, and Mbr at Large (ML) Pam. Also Prop. Mgr. (PM) Monica.

Also present: Homeowners represented: Units 53, 9 (via Zoom), 55 (via phone call)

III. READING/APPROVAL OF LAST MEETING MINUTES

A. The August minutes were reviewed and approved, 5-0 approval.

IV. OPEN FORUM

- A. Unit 53: lights in the common area need to be adjusted. 1 hour without light. Mosquito issue continues. Question about ongoing mitigation for mosquito reduction. The Board has received a request from Unit 53 for written proof that the awning caulking has been completed.
- B. Unit 55: Has previously sent pictures of major termite wood damage on their deck to PM and requested an update on repairs. PM notified the owner that the termite Vendor will provide their annual termite treatment and will notify the homeowner before arriving.

V. FINANCIAL / MISC. REPORT(S)

- A. Operating fund: \$18,197.58
- B. Reserve fund: \$110,408
- C. Account Receivable: \$12,329.40 (Dues owed to HOA)
- D. Total Assets: \$128,606 (P) made a motion to accept. (T) seconded, passed 5-0 approve.
- E. Parking Space Lottery Program Report: 6 homeowners/tenants interested; all 5 spaces filled.
- F. PM report: Consensys will close down their business on October 31, 2023. Takeover company will service apartment complexes only and no longer service HOAs. CCHOA will continue their search for a new property management company.

(This concludes general homeowner comments)

VI. OLD BUSINESS

- A. **45 Stairs:** \$6,565 bid from All American C&M. New bid lacking specification to code. PM will request that requirement.
- B. **Rules and Regs:** review still in progress.
- C. **SB326 Inspection:** No cross matrix provided by Optimum Seismic.
- D. **Security:** Camera B is still not charging. (See New Bus. A re: Ped. Gate): \$1,000 bid from Fence Co in Huntington Beach for repairs (R & R); (P) made a motion to approve. (VP) seconded motion. Passed 5-0.
- E. **Duck Mitigation:** Level the cement for \$2,800. (VP) made a motion to level the cement. (P) seconded motion. Passed 3-2.
- F. **Spot painting over termite repairs & awning caulking: Completed.**
- G. **Streams:** The Board has received a bid from Precision Landscape for \$8,083 to replace 2 pumps due to "dirty water" and a \$1,215 "tampering repair." Invoice due to Resident tampering. Cost to be assigned by PM to responsible parties. (P) made motion carryover cost of repairs to homeowners that tampered repaired. (ML) seconded. Passed 4-0-1.
Board would like to replace the pump with a higher quality pump that will be compatible with the full overhaul. (P) made a motion to assess. (T) seconded, passed 3-2. The Board discussed having a

homeowner vote for a special assessment for a full Rehab of the creek system.

H. **Trash enclosures:** Work has been started. (P) made a motion to approve two payments to Saddleback. Seconded by (T). Passed 5-0.

I. **Sidewalk Markings Removal:** still in progress (P).

J. **Auxiliary Doors:** #1, #15, #16, #34 need replacing ASAP. President has installed latches to fix some other doors. Ongoing project. PM recommended a Maintenance Matrix by ATTY to outline who pays for what around the complex (pending).

K. **Deck leak** to interior of lower unit: Repairs pending. The PM will provide the Board with proposals for deck repair. This is an HOA guided repair job to be back-billed due to Owner responsibility of having unapproved work performed on Exclusive Use Common Area w/o Board approval.

L. **Tree trunks over sidewalks & Streams:** Completed clearance of sidewalks but stumps still present. Need to contact the vendor for an update.

M. **A Unit's handrail** has rust again after a recent painting. Warranty repair for the repainting was requested. Consensus maintenance will be out to fix. Still pending.

N. **Spa leak / Refurbishment:** Vendor is running behind. Pending.

O. **ProTec Maint. Contract:** PM notified vendor of approval. Contract pending.

P. **Signage:** (T) made a motion to install speed limit signs in the driveway. (P) seconded. Passed 4-1. HOA will purchase.

Q. **Common Area Violations:** Internet/TV cable: Research was done on the matter. HOA can have standards and colors that need to match. Access was granted for interior work, however, exterior work was done. (P) made a motion to paint the cable and back bill the owner. Seconded by (T). Passed 4-1.

R. **Fiscal Responsibilities:** Exclusive Use Common Area: see Item J regarding Maint. Matrix. (VP) made a motion to request a maintenance matrix from our Attorney. (T) second. Passed 5-0.

S. **Executive Session:**

1. Delinquency Review
2. Violations Review
3. Third Party Contracts: Property Management

VII. NEW BUSINESS

A. **Pedestrian Security Gates:** Refurbishment bid for \$1000. Passed. (all ped gates R&R).

B. **Community Garden:** No interest at this time.

C. **A Unit reported termite damage:** Addressed in open forum.

D. **Bee/Tree Complaint:** The Bee Man is affordable for Bee removal.

E. **Pool locks:** Hills Brothers will be contacted regarding appropriate locks for the north pool gate.

VIII. CONFIRM THE DATE FOR THE NEXT MEETING

- A. The next meeting will be on Thursday, October 19, 2023, @ 6:00 PM at Consenys PM.
General meeting adjourned @ 7:56 PM

***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 has ceased.

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

- Email HOACobblestoneCreek@gmail.com AND m.parra@consensyspm.com / OR
- Send US Mail to Cobblestone Creek HOA, c/o Consensys, 1380 S. Anaheim Blvd., Anaheim, CA 92805/ OR
- 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 expense 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.