

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

Date: **Thursday, January 19, 2023** Time: 6:00 PM Homeowner Forum & General Session  
followed by Executive Session (**Zoom broadcast**)

- I. Call to Order: 6:10 pm
- II. Roll Call
  - a. Keith, Tina, Pam, Claudia, Monica, PM, Unit 53 (in person) / Unit 28, 41, 44, Jorge (virtual attendance)
- III. Homeowners Forum
  - a. Unit 41 wants the gate code changed
  - b. Unit 44 wants notification when stairs will be fixed above his unit.
  - c. Unit 53 reported
    - i. On 12/22/22 pumps weren't clean before they were started. Concerned we will have pump issues again because they weren't cleaned.
    - ii. Clean the pool and spa more often, manage ducks in the pool.
    - iii. The Magnolia tree behind Unit 21/22 is too close to the building and needs to be removed.
    - iv. Trimming of trees needs to include the Juniper trees by unit 54.
    - v. Leak out of creek behind 49/50
    - vi. Awning leaking outside of their front door. Maintenance request completed by Monica Parra.
- IV. Financial Report
  - a. Operating funds account: \$18,252.18
  - b. Reserve Cash #1: \$88,285.19
  - c. Total Assets: \$151,714.35
    - i. Vendor checks were lost in the mail. Vendors were contacted by Rex to waive late fees. Process will be as follows: Checks will be given to Board member by arranging Board member to visit Consenys office and retrieve checks. Board member will then have a second board member sign and that board member will mail stamped envelopes to vendor.
  - d. Reserve funds: Motion made to solidify the process that two authorized board members must sign Reserve fund checks. Tina made a motion and Keith seconded the motion. 5-0 approved. Motion carried.
- V. General Business
  - a. Beam: owner should have been contacted by 24-hour vendor.
  - b. Unit 45 stairs repair is on hold until the owner contacts Consensys.
  - c. Hand Railing was replaced. Board members did walk through. Closed work order.
  - d. Rules and Regulations Review. Attorney has reviewed and provided comments on footnotes. Board members are still working on final edits.
  - e. SB326: Optimum Seismic's testing for lead and asbestos has been done. Next step: the engineer will come in next week to begin their inspection. Final inspection will include the boring inspection. Final step will be the final report to the Board.
  - f. Crack in patio of unit 56 will be put on hold.
  - g. Tree trimming: final phase is the front lot. Lot closure on Jan. 25<sup>th</sup>.
  - h. Security concerns: new camera installed by unit 15: Recent theft in a garage has been documented on two cameras. Evidence submitted to GGPD.
  - i. Duck mitigation: black wire webbing installed. Kite string must be removed as soon as possible.

- j. Auxiliary doors; no longer referring work to Consensys and will use the maintenance company **Protec**. They have good reviews and will be a better fit for CC. Their services include: painting, janitorial, plumbing, Photo reporting.
  - k. Stream repairs: Pump #1 and #4 need to be replaced. Bid for \$6,877 (\$3,090 + 3,787); Motion made to approve the bid: Unanimous 5-0 Motion carried.
  - l. Unfinished painting: Protec will be providing a work order for a proposal. End of week next week goal deadline for proposal.
  - m. Cement patio hazard needs urgent repair. Work order assigned to **National Tree Care (800) 555-5888**. Contact technician is Manny for cement jobs. End of next week goal deadline for proposal.
  - n. Garage leaks in three units. Roofing Standards bid: \$500 for three roofs. Need the quote corrected with appropriate garage numbers. Monica will notify ARS Roofing Standards.
    - i. Rehab Roofing will be providing a bid for all building roofs. Inspecting this week.
  - o. Discuss in Executive Session
  - p. Sidewalk markings: Keith will contact Brian from National Cement to clean up.
  - q. Trash enclosure need repairs: Vinyl doors seem like a better option. Monica will provide the Board with a quote for all four enclosure doors. End of next week goal deadline for proposal.
- VI. New Business
- a. Post-election director's positions and terms to be determined.

Officer designations

- i. President: Keith C
- ii. Vice Pres: Jorge L
- iii. Treasurer: Tina C
- iv. Secretary: Claudia R
- v. Member-at-large: Pam R

Terms designated

- vi. President: 1 year
- vii. Vice Pres: 2 years
- viii. Treasurer: 2 years
- ix. Secretary: 1 year
- x. Member at large: 1 year

- b. Vehicle access gate code change due to criminal activity.
  - i. Board discussed changing the code as soon as possible. One week notice to all owners by email/text and snail mail to the five members that don't have access to email.
  - ii. Amazon Key is active and should not be affected by code change.
  - iii. Claudia made a motion to change the gate code in one week. Tina seconded the motion. 5-0 vote. Motion carried.

VII. Next meeting: February 16, 2023 at 6:00pm at Consensys PM location in Anaheim.

VIII. Adjournment: 8:11pm

**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** Secretary Signature Date: 2/16/2023