



**COBBLESTONE RIDGES
HOMEOWNERS ASSOCIATION**

HOA ANNUAL MEETING MINUTES

May 13, 2015

Officers: Dave Campbell, President
Kimber Greathouse, Vice President
Chris McAnany, Treasurer

Present: Randy Greathouse
Bev Campbell
Bob and Judy Bubel
Lavonne Gorsuch
Bill?
Elizabeth? (Liz)

The meeting was opened at 6:30 PM at the Redlands Community Center, downstairs meeting room.

Old Business

Reading of past minutes – accepted without revision and approved

Financials

1. Chris McAnany, Treasurer, provided attendees with a current update as to the HOA's finances, with current balances and proposed 2015 budget. He indicated two accounts were delinquent and that the new assessment letters to these homeowners would reflect the past-due balances.
2. Chris proposed pursuing a change to the HOA's tax status to a non-profit organization. He was asked to investigate further.
3. Bill? motioned that the annual assessment remain at \$200/lot/year for 2015. Lavonne Gorsuch seconded and the motion passed unanimously.
4. Lavonne Gorsuch motioned that the HOA board be given discretion on HOA spending. Bev Campbell seconded and the motion was unanimously approved.

Landscaping

1. Bob Bubel requested that the HOA seal the cracks in the pavement on Saddle Court, Rana Road, and Butte Court. The board stated that road maintenance is the responsibility of the City of Grand Junction and suggested a request be made on the City's online website to make the repairs. Bob said he would initiate the request.
2. Bob Bubel brought up the subject of snow removal these streets. The board stated that road maintenance, including snow removal, was the responsibility of the City of Grand Junction and that the City had reduced snow removal efforts due to budget cuts.

3. Liz ? expressed her concerns for too much watering in the park. Dave Campbell met with Larry Taylor and the watering was cut back to 3 days per week. There was discussion of updating the computer to a newer version with a rain sensor.
4. Chris McAnany requested that the open space on Butte Court be better maintained. Dave was going to talk to Larry Taylor.
5. Lavonne Gorsuch expressed concerns about the weeds needing to be maintained on the empty lot next to hers. Chris said he was contact the homeowner and give him Terry Taylor's contact information to assist in this area.
6. It was recommended that the USPS mailbox pedestals be painted. The board stated that the mailboxes are federal property, but Dave said he would investigate the matter.

Fall Picnic

1. It was unanimously approved that we have a Fall HOA picnic.
2. Judy Bubel requested that the park water be turned off a couple of days before the picnic.

Election of Officers

1. Judy Bubel motioned that the board be retained as-is. Randy Greathouse seconded and the motion was unanimously approved.

The meeting was adjourned at 7:24 PM.