



**COBBLESTONE RIDGES  
HOMEOWNERS ASSOCIATION**

**HOA ANNUAL MEETING MINUTES**

June 21, 2018, 6:00 PM

Officers: Randy Greathouse, President  
Kimber Greathouse, Vice President  
Chris McAnany, Treasurer

Present: All Officers  
Dave Campbell  
Bev Campbell  
Spencer Campbell  
Frank Margos  
Marnie Margos  
Colby Crawford  
Kyle Emert  
Destiny Emert

Present by Proxy: Lynn Brownson  
J. C. Devendorf  
Brian Sledge  
Bob Bubel

The meeting was called to order at 6:05 PM at the Redlands Community Center, downstairs meeting room. Of the 43 lots in the HOA, 11 households were represented at the meeting.

**Old Business:**

Reading of the 2017 meeting minutes – accepted without revision and approved.  
Action items as a result of last year's meeting were discussed and status given.

1. Randy Greathouse shared the information he had learned from CPA Paul Thompson regarding 501C3 tax exempt status. A separate form specifically for HOA's is required to be filed with the IRS and therefore 501C3 status is not appropriate. All past returns have been filed with the exception of 2017. This will be filed before the extension deadline of September 2018.

**Financials:**

2. Chris McAnany, Treasurer, provided attendees with all 2017 bank statements. He indicated four accounts were delinquent and that the new assessment letters to these

homeowners would reflect the past-due balances. Current bank balances are very close to last year at

Checking: [REDACTED]  
Savings: [REDACTED]

3. For the benefit of new HOA members, Chris outlined how the HOA's finances are handled, including requiring two signatures on all checks.
4. A proposed assessment of [REDACTED] (the same as last year) was recommended by Chris for 2018. Even though [REDACTED] was allocated for tree removal last year, it actually only cost [REDACTED]. Dave Campbell pointed out that three trees had died in the cul-de-sac common area and therefore, another [REDACTED] was added for removal of the dead trees with funds for planting new trees both in this area and on Butte Court.

Dave Campbell recommended that Terry's Landscape Care prune the Butte Court common area every 2 weeks. He also pointed out that the pavers around the mailbox on Rana are heaving and need reset with new weed barrier. Destiny pointed out that there was an overgrown lavender in this area. We are not certain if this is on common grounds or someone's private property, but it will be investigated.

Dave Campbell motioned that a budget of [REDACTED] be approved, Colby Crawford seconded, and the budget was unanimously approved as follows:

Landscaping maintenance and improvements:  
Tree removal and new plantings:  
Insurance:  
Meeting cost:  
Utilities:  
Web hosting:  
Website upgrade:  
Accounting:  
Picnic:  
Reserve:

[REDACTED]

5. Dave Campbell motioned that the current HOA assessment remain at \$200/year, Frank Margos seconded, and the motion passed unanimously.

### **Report on HOA Compliance:**

1. There is a requirement for HOA's to hire an independent third party to perform reserve studies of HOA finances. Our current reserves of about [REDACTED] have been maintained (without increase) for many years. These funds are kept on-hand to avoid hitting homeowner's with special assessments should there be any serious failure of the irrigation system. Since our funds are limited and every homeowner can request a copy of the HOA's finances at any time, a reserves study was again postponed. Marnie Margos imitated the motion, Colby Crawford seconded, and the motion carried unanimously.

## **Fall Picnic:**

It was generally expressed that the Fall HOA picnic is a fun way to get to know your neighbors and build community, and unanimous approval was given to host the picnic again this Fall, Saturday, September 29th. We hope to see you all there.

## **Election of Officers:**

The current Board of Directors, Randy Greathouse, President; Kimberly Greathouse, Vice President; and Chris McAnany, Treasurer were reelected in entirety after a motion by Marnie Margos and second by Bev Campbell.

After serving as Treasurer for 10 years, Chris McAnany has stated that he will be resigning next year. Thank you Chris for your efforts and incredible devotion to our subdivision.

Our HOA is very important because it protects our common areas and therefore, the property values of all our homes. Those who are willing to serve on the Board are absolutely essential in these efforts. If you may be willing to serve, please feel free to contact any of the board members with any questions you may have. We have done everything we can to minimize the amount of time required.

## **New Business:**

Kyle Emert suggested we move some of our reserves funds into higher interest rate CDs. He said there are some CDs where the money can be accessed in an emergency. The HOA board will look into this.

It was discussed that perhaps we could do more to reach out to our homeowners and Destiny Emert suggested a welcome basket for new homeowners. The board is typically contacted by the title company/realtor and asked to provide information about the status of the homeowner's HOA dues; however, we typically don't know if they actually closed and who the new homeowner's are. Nonetheless, it was generally considered a good idea and Destiny volunteered to get us a cost estimate. She indicated she was willing to prepare the baskets.

## **Landscaping Action Items:**

1. Dead trees and shrubs will be removed from the cul-de-sac on Saddle Court and new trees planted.
2. A new tree will be planted in the Butte Court common area. Terry will be asked to prune this area every 2 weeks.
3. The communal post office box pedestals will be painted again this year. Colby recommended Vivax Pros and Kyle said he would contact Ute Water to find out what they used to paint the fire hydrants that held up very well.

4. A contractor will be contacted to reset the pavers around the mailbox on Rana Road and the status of the lavender bush will be investigated.

There being no further business, the meeting was adjourned at 7:10 PM.