

Cobblestone HOA Annual Meeting Notes
12/14/06 @ 7PM – 9 PM
Wasatch County Senior Citizen's Center

Attendees

- Doug Cox (Cobblestone HOA Board - President)
- Kelly Jarvis (Cobblestone HOA Board - Vice President)
- Paul Poulson (Cobblestone HOA Board - Treasure)
- Cameron Michaelson (Cobblestone HOA Board - Secretary)
- About 50 HOA members – Doug Cox has sign-in sheet

Speakers & Topics

Doug Cox – Cobblestone HOA Board President

- Introduced himself
- Explained how the Board operates and how decisions are made
- Provided overview of CC&R's and ByLaws as it relates to the Board's direction and mission
- Presented the four Cobblestone committees and their members:
 - Maintenance and Use of Lot (MULC)
 - Chairperson: Brian Atwood
 - Board Representative: Paul Poulson
 - Architectural
 - Chairperson: Arla Eysser
 - Board Representative: Doug Cox
 - Common Areas
 - Chairperson: Carla Willis
 - Board Representative: Kelly Jarvis
 - Communications and Health
 - Chairperson: Bob Harrington
 - Board Representative: Cameron Michaelson

Kelly Jarvis – Cobblestone HOA Board Vice President

- Introduced himself
- Explained how Cobblestone was formed
- Described how Cobblestone differs from many other Heber sub-divisions
 - Irrigation water fees come directly from our HOA dues vs. individual payments.
 - Trails and amenities
 - Etc.
- He later explained “Robert’s Rules of Order” and motioned that all attendees become a committee and opened the floor to any changes or issues within the sub-division which are documented <below under Q&A>

Cameron Michaelson – Cobblestone HOA Board Secretary

- Explained how the board was elected on September 21, 2006.
 - HOA members elected Paul Poulsen, Kelly Jarvis, and Doug Cox to Board and Cameron was elected to be the Secretary
 - Positions within the Board were officially established on October 3, 2006 during the initial Board of Directors meeting.
- Passed out secret ballots for the following two proposals:
 - \$1000 cap towards any Cobblestone-sponsored event. Examples include:
 - Cobblestone Women’s Softball Team
 - Cobblestone Men’s Basketball Team
 - Add two additional Board of Directors w/ voting rights to the existing Cobblestone Board to allow for more representation on critical decisions. This would make Cameron Michaelson (currently an officer w/ no voting rights) a Board of Director with one additional vacant seat that will be filled at a later date (probably the spring annual meeting).
 - Both ballots passed with 26 for and 7 against the \$1000 cap and 25 for and 1 against the 2 additional Board of Directors

Paul Poulsen – Cobblestone HOA Board Treasurer

- Explained that unlike the previous boards’ decision not to impose dues, we will enforce the following:
 - Homeowner will receive a delinquency notice after 2 months from our accounting firm.
 - Homeowner will receive a letter from our legal counsel after 5 months with an ultimatum to pay or a lien will be imposed.
 - A lien will be placed on the home/property based on the legal counsel letter’s recommendation
- He noted that about 50 homeowners are 2 months or more behind with several owners that haven’t paid since January 2005, the date that Mike Petersen (the previous Board President) started to impose HOA dues.
- Explained that Mike Petersen’s “one month free for showing your home” is not valid (unless paid by home owner or Mike Petersen) and that owners will need to reconcile any unpaid dues with our accounting firm or Paul, our Treasurer
- Discussed that our walking trails (according to the development agreement) are private to Cobblestone with no mention that they belong to the county
- Displayed the HOA signs for the amenities and walking trails

Q&A

- (Q) What to do if a non-HOA member is using our private property (i.e. tennis courts, basketball courts, etc.)? (A) Let them know that it is private property and refer them to the signs – be courteous.

- (Q) What is going to be done with the perimeter landscaping? (A) Mike Petersen has agreed to install sprinkler systems along the East and North perimeter. The HOA will be responsible for seeding and maintaining that area and John Howard is getting bids from contractors for a spring installation.
- (Q) How communication from this meeting and other Board decisions be spread to all HOA members? (A) We will post meeting notes and decisions on our website (www.ourcobblestone.com) and via letters as needed.
- (Q) Is the Board going to punish/collect dues for previous months not paid? (A) Yes, the Board is working with our accounting firm to determine who is delinquent since Cobblestone HOA members were required to pay their dues (January of 2005).