

Cobblestone HOA Annual Meeting Notes
4/14/2007 @ 7PM – 9 PM
Wasatch County Senior Citizen's Center

Attendees

- Doug Cox (Cobblestone HOA Board - President)
- Kelly Jarvis (Cobblestone HOA Board - Vice President)
- Paul Poulsen (Cobblestone HOA Board - Treasure)
- Cameron Michaelson (Cobblestone HOA Board - Secretary)
- About 22 HOA members – Doug Cox has sign-in sheet

Speakers & Topics

Doug Cox - President

- Introductions and welcome

Kelly Jarvis – Vice President

- Mentioned that the cost of irrigation/watering our lots and common come directly from our HOA fees – which is a huge benefit.
- Asked members if they knew he broke the concrete in several locations.
- Suggested that in a future annual meeting we should modify the ByLaw's to require a majority vote of **all** homeowners and not just those who attend the meeting so that a small group of individuals can not decide the future of Cobblestone.

Paul Poulsen - Treasurer

- HOA has \$46,000 in the bank
- Reviewed how HOA dues are collected and if a lot owner is 2+ months behind in their dues then he/she will receive a letter and begin incurring late fees. After 6+ months or \$500, the Board will place a lien on their property.
- Board placed 10 liens last month
- Accounting and tax return expenses are at \$1500
- We stained the pavilion at a cost of \$700
- Spectrum Landscaping won bid and will service our common areas
- Irrigation water – budgeted \$20,000
- How to reduce cost of HOA
 - pick up trash
 - don't abuse amenities
 - lights

Doug Cox

- Discussed Woods at Cobblestone proposal
- Showed map
- Discussion around if plat was approved – mentioned that it was in process.

- Discussion around Fiesler (SP?) easement between Woods at Cobblestone and existing sub-division
- Concerns about traffic while constructing Woods at Cobblestone and why they are not required to put in 600 south
- Discussion why Board recommends having The Woods join our HOA. Main points were control because they have to abide by our CC&R's and they will end up using our amenities anyway.
- Recommended higher HOA dues at \$85 because they are larger lots
- Discussed our private tails and how the county believes they are public.
- Discussion around outside edges and what Mike Petersen is required to do

Cameron Michaelson

- Opened the floor for final Q&A about Woods at Cobblestone
- ***Bob Harrington made motion to annex Woods at Cobblestone into our HOA at \$85 per lot, Arla Eysser and Steve Larson seconded the motion. Bob Harrington amended motion to include that the water be billed on pro-rated basis. Steve Larson seconded the amended motion.***
- Vote was unanimous to include the Woods at Cobblestone
- Opened the floor to elect our 5th Board member. The following were present and presented their interest
 - Bob Harrington
 - Steve Larson
 - Jared Christiansen
- Bob Harrington won by majority secret ballot

Q & A

- Water turns on between April 15 – 30th
- Let Karla know if there are any water ponds so we can get Mike to fix it.
- Baseball field needs to wait one more season before we can begin using it.