

Monday October 16, 2006 7:00 P.M. at the Clubhouse

Meeting called to order at 7:03 PM by Bob Brooks

In attendance: Bob Brooks, Mark Hopkinson, Ken Henderson, Jennifer Beresh, Kris Milstead, Keith Fitch, Officer Richter, and about two dozen residents.

1. Resident Q&A

Allen Servicky – Maintaining clubhouse

- a. Can a pest control company be hired?
- b. Acoustic tiles are needed for the echo.
- c. Paving stones are being washed out and put in concrete ramps instead. It will also make it easier for those with disabilities to access the clubhouse.
- d. More of an item for the ARC committee, but is someone double checking the work being done to make sure the work is in compliance with the covenants. Bob's response - Herman Management does drive through the neighborhood every two weeks to check to see that residents' properties are in compliance.

Alicia Carte - The front entranceway is looking terrible. Bob's Response - William Niblock is not happy with what is in the front entrance. Rhee Nelson also spoke with William to review the entranceway. It is still a work in progress.

Earl Malone - Lives on Sunberry Ln. When there is bad rain they are getting wash out from the new Cobblestone section. He contacted Niblock Homes and did not get a response. Kris with Herman Management will look into the situation.

If Niblock Homes would build another pool, can the HOA make sure that it is built so that those with disabilities can get in and out of the pool easily.

2. City of Concord –

We have been working on a crime watch program for 2 years. Mark Hopkinson cannot get enough signatures to get a neighborhood watch started.

- a. There was a robbery in the new Cobblestone home section. One of the landscape workers was rob during the day of personal belongs and the blower he was using.
- b. There was a home break that occurred as early as today.
- c. Bob Brooks stated that we have will make sure that all of the robbery information is in the next newsletter. Mark stated that the neighborhood is not putting forth the effort to support an organized neighborhood watch. Neighbors watching neighbors!
- d. There was a recommendation to contact the bunco groups to ask for their helping. Get the word out!
- e. Keith Fitch – There was a litter cleanup, 20 bags of litter was cleaned up.
- f. We are proceeding with the Matching Grant program. Mark has the forms completed. The board all agreed to move forward with submitting the

grant proposal. The board will review the documents and let Mark know tomorrow if there is anything that would need to be changed. Last year was the fountain light. This year Mark Hopkinson is working on beautifying some of the common areas. Suggestions for the next grant are needed, maybe lighting the entranceway. It is free money if we can get it.

- g. Sign toppers have been put on top of all the main streets. Some are crooked. Mike Halbach on the landscape committee is the contact for this.
- h. Officer Richter addressed the crime situation. Most are due to unlocked cars unlocked and garage doors being opened.
 - Keep first floor windows locked.
 - Don't leave personal items in the car.
 - Lock the door(s) to the garage.
 - If you see something, try to get the big picture. Get the license plate or a detailed description. Then call the police immediately.
 - Don't make it easy for the criminals.
- i. Keith Fitch - Turn clocks back an hour on October 29th. It is also time to change the batteries in smoke detectors.
- j. No soliciting – can more be done. If someone comes to the door tell them this is a no soliciting neighborhood and ask him/her to leave.
- k. A resident asked if there are there any Christmas decorations for the entranceway. The social or landscape can look into this. Right now there are 4 social committee members help is needed or things cannot get done.
- l. A resident also asked if the light in the fountain was replaced. We are not aware that it was out. Kris will look into this.
- m. Will there be lights on George W. Liles Parkway? That is not known. William Niblock is supposed to be working on entranceway lighting. Have Rhee put an update in the newsletter.
- n. Cobblestone shingles. Cleaning and then a stain that seals which should last 5 years. Looking into getting a common look through out cobblestone.

Meeting closed at 7:40 P.M.

3. Can the common area in the Ryan homes section be aerated? Should be okay, Gerald and Kris will speak to Scott with Woodlands about this.
4. Can the bush hogged area behind keystone be seeded and make it more usable area? It is a flat area about 30-40 yards wide. Gerald will talk to Woodlands about this.
5. Financials/Budget
2006 – Through end of September we are \$38,000 under budget. There are expenditures coming, such as pine needles. Cobblestone should get pine needles in November. Pine needles for Cobblestone cannot exceed \$14,000.

The new pool was over budgeted for. The overage will be used to buy a pool cover. The pool committee will need to choose a new pool company next year. For the old pool, either the bottom needs to be resurfaced or it can be run through the winter with minimum chemicals. It will help with the leaves. The cost to leave the pool running will need to be determined. The new pool will be drained and covered and will not be on at all.

If we are on-budget at the end of 2006 we will have a \$56,000 surplus.

The annual meeting will be on December 18th at Crossroads UMC. Specifics will be needed to explain the reserves and a schedule to go with it. Have the budget as well as a reserve sheet.

2007 – The Cobblestone landscape committee has narrowed down the search to two companies. All the Cobblestone residents had an opportunity to put in their input. Byrds, Woodlands, Lake Norman Lawn Services, and a company from Charlotte were considered. The functions were requested to be broken down by cost per resident. Currently Byrds is the lowest bid, but the residents are not satisfied. Woodlands is the other one they are considering. The other two companies were too high. Would like to hear from Byrds to what guarantee can they give the residents. It will most likely be around \$80 per month. This needs to be finalized by November 1st.

Woodlands edging is not done as well as Byrds. But Byrds has management issues.

Gerald – Has all the figures for the common area maintenance. Edging, weeding and flowers were discussed with the common areas. Woodlands was also cutting grass into the pond and Gerald discussed this with Scott from Woodlands.

The social committee has an 86% increase from 2006 to 2007, but these are all for ongoing events that residents have been enjoying.

Pool – Some number changed since they were originally submitted. Deck lighting needed to keep the pools open later. It would cost between \$12,000 and \$22,000. It would cost \$22,000 to resurface the old pool or \$35,00 for a smooth surface pool bottom that would solve the blisters and scratched feet problem. How much more to completely redo the pool? If that is done, maybe correct the shallow end and make it more usable especially for those with disabilities. It would cost \$18,000 to cut out and put in stairs to access the lap pool. If the 2007 budget holds true there will be a surplus – 10% put aside for the unforeseen. We should still have money to do some major projects.

The Clubhouse echo needs to be taken care of sooner rather than later. Scott Wauters will get another estimate for ceiling tiles. The floor of the clubhouse is not cleaning well. Allen Servicky has a floor scrubber and he will see how well

that cleans the floor. The other option is to carpet with an indoor/outdoor carpet or carpet tiles.

The Ryan common area section needs to be aerated, seeded, and limed. An item will need to be added to the 2007 budget for beautifying this area. It will be put in writing for the residents so everyone will know the specifics of what will be done.

Allen Servicky will contact a couple companies for estimates to replace pavers with cement ramps.

The irrigation system is turning things a yellowish-red. Kris with Herman Management will look into it.

New Officers will need to be elected for 2007. Mark Hopkinson will not be running again. Bob Brooks will run again if residents would like him to. Information about nominations will be sent with the budget and will be mentioned in the newsletter. Mailings of the budget and nomination information should be done by the second week in November.

There was a request for a sale of part of a common Area. It is not feasible. It would take 80% of the homeowners to agree to the sale and it would raise many issues.

General Meeting Agenda

- Recap of 2006
 - Pool
 - Planting
 - Street toppers
- Discuss \$10,000 for beautifying the Ryan Homes common section
- Vote on Budget
- Neighborhood Watch
- Landscape committee would like to request that a change be made to the covenants and restrictions in one area to better specify how yards should be maintained. 90% of homeowner approval will be needed to ratify this change.

Meeting concluded at 9:40 PM.