

## **Cobblefield Point Condominium Association Meeting**

**January 19, 2018 6:30 P.M. Clubhouse**

### **MINUTES**

- I. Meeting called to order by President Vicki Williams. Board members present: Paula Goebel, Linda Payne, Chris Noffsinger and Josh Means. 10 residents were in attendance.
  
- II. Financial update: given by Josh Means. Current balance sheet, income statement and 2018 proposed operating budget reports were passed out to everyone in attendance.
  - The cash account has \$45,000.00 and the cash reserves account has \$17,000.00.
  - All units have paid the \$2,000.00 assessment, except for 2 units that are in foreclosure.
  - Mold remediation in 2017 was a large unexpected expense.
  
- III. Exterior Building and Maintenance:
  - Need to fix Thornhill Drive and some sidewalks this spring. This will be a major expense of around \$25,000.00.
  - Extensive landscaping also needs to be done this spring. Some bushes are twice as tall as they should be and some of the black plastic under the mulch is coming up.
  - Replace the rock around the pond if the budget allows.
  - Fitness center-replace some equipment-getting very worn and outdated.
  - Receiving bids on these major projects
  - Ameren hired Donco to install some new meters in the utility closets last fall. We believe they turned off the space heaters in there. Fortunately this was caught before we had water pipes frozen.

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#### **IV Resident Concerns**

- Vicki Williams explained that the large cash amounts are needed for roof replacement on all the buildings in the next several years.
- HOA dues will be raised to \$200.00 soon.
- Snow removal has been done several times in 2018 and salt did not work well because the temperatures were so bitter cold.
- Door and window replacement is the owner responsibility. They need to match what is already in place as close as possible. If upstairs units need new balcony wood floors or water sealant that is also the owners responsibility. (Under Condo by-laws as Limited Common Element, Article IV, Section 3)
- Discussion about a Facebook page to share resources. It was decided that the Nextdoor app would be the best option. It covers all the neighborhoods in south west Champaign and is up and running.
- Discussion about the tree line to the north was not planted like it was proposed to us when the complex to the north was built. The cost for us to put trees on our side of the fence would be thousands of dollars and there is not much space.
- Discussion about a renter smoking marijuana in their unit. This has been reported to Myrna Webber.
- Owner having water leaking into the garage. Bash Pepper did repairs but this has not resolved the issue. We will further investigate.
- The lawyer is working on bylaw amendments to restrict the amount of rentals allowed. If an owner is renting they need to provide Myrna Webber with a copy of the lease.
- Housing market is improving, units are selling well.

IV. Meeting was adjourned at 7:37 P.M. by Vicki Williams. Minutes submitted by Linda Payne.