

Marrington Villas at Cobblestone Homeowners Association Quarterly Meeting

When: 23 April 2019

Where: The Marrington Clubhouse

Time: 1830 - 1930

Agenda

1830 Call To Order - The meeting was called to order by the Board and 51 members of the HOA, representing 34 units, were present for the meeting at this time. All of the HOA Board members were present and introduced to the Community by their designated positions: President, Jackie Miller; VP, Kirby Rehn; Secretary Butch Brosseau; Treasurer, William Archer; Member-at-Large, Pamela Holmes.

1845 *Financial State of the the Community* - The Board presented information on the current financial state of the HOA. noting primarily the that Reserve Fund is sound and on track to be fully funded before the end of 2019. By following the Board's decision to postpone exterior painting of all units in the entire community for this year and instead to stagger the painting project over the course of two years, the Reserve Fund will not be depleted and can continue to build. The Board has also approved moving funds from the regular operating account into the Reserve Account and for the existing funds in the Reserve Account to be placed in a higher interest earning account, with the administrative assistance of the property manager from FirstService Residential. The Board will consider moving a portion of these funds into other types of interest bearing instruments or accounts at a later time.

Change from CMG to FirstServices Residential (FSR) - As of 11 April 2019, the official change to FSR occurred as the property management company for the HOA. An email and mailing notice were sent to all members of the community. The Board noted that if members did not receive the email notification from the management company they should to update their email contact address with FSR and also check their junk folder in their email accounts for a missed email.

Progress of Transition with Epcon - The members were recently notified by mail and email about the 26 April 2019, as the start date for curb, sidewalk and road repairs to begin in the community. The most extensive work will be in the Phase III section however, we can all expect some disruptions with regular parking and drive patterns on all of the roads. The Board will conduct follow-up with Epcon on the project prior to close out. Epcon is in the process of inventorying the

furniture and office equipment in the sale offices and will coordinate with the HOA and FSR concerning removal and clean up. The Board does not presently have a date for dedication of the development to the HOA.

1900 *Old Business* - The Board noted that landscaping projects have been progressing as planned to include repairs at some driveway edges, top dressing in low lawn areas, pine straw application, scheduled placement of color annuals at the entrance and clubhouse, etc. Several members complemented the appearance of the pine straw application indicating how much they liked the rolled edge surrounding the planting beds.

The expected date for irrigation turn-on is on or about 05 May 2019. Members were reminded to apply additional water to some plantings as the supply from the drip irrigation alone may not be sufficient for the plants in their limited common areas around their units.

The Board stated that access to the clubhouse will change over to FOB access with the installation of new locks. Only the patio door by the pool will retain the key pad entry system. Work on this project is scheduled for early May.

The Board will meet with the Pool Committee Chair regarding project ideas for opening and using the deck area.

The pool phone is scheduled to be replaced with a reliable outdoor device, FSR is presently in contact with AT&T for the scheduled line installation.

1915 *New Business* - The Board presented an Landscaping Opt-out sign-up register for members who wish to carry out their maintenance for plants/shrubs located in the limited common areas surrounding their units. As explained, by signing to opt-out, the member would be responsible for maintaining the plants and shrubs in this area including weeding; only the application of pine straw will be made by the landscaper.

The Board also presented a Power Washing Opt-in sign-up for members who elect to have the exterior areas of their unit power washed this year. As a cost saving measure the HOA will not have all of the units in the community power washed. Members wishing to have this service done this year should opt-in for the service. Members are able to power wash their units own their own at any time. Should a unit require power washing at another time, the member should contact the FSR for scheduling the service. Both sign-up registers were made available for the members present to sign in at this meeting.

Members may also decide at a later time to either opt-out for landscaping or opt-in for power washing however the member must contact FSR directly.

1920 Open Questions/Comments from Homeowners

- A member demanded that the Board allocate funds to replace the ten year old carpeted floor in the clubhouse as a priority over repairing the wooden deck area.
- A member expressed dissatisfaction with the shadow of tire tracks on the common area in front of their unit and requested that the landscaper apply more sand to diminish the appearance of the damaged area.
- One member requested that the Board consider using more perennials in the area in front of the club house.

The Board agreed to take all of these points under advisement for consideration at the next Board workshop meeting in May.

- Members Darlene T. and Denese B. volunteered to participate with the Landscape Committee.

1930 Closing Comments and Adjournment - The Board thanked all of the members for participating in this meeting and for their continued interest in the well-being of the community.