

**Cobble Creek Owners Association Annual Meeting**  
**February 23, 2025**

Board members present: President Matt Sloan, Vice President Patti Robinson, Vice President Shawn Lucas, Treasurer Carmen Ribbing-Pearson, Secretary Kayse Stark

Meeting Called to order at 2:05 pm. Total lots present: 39

Recap of 2024:

- Lighting around pavilion and basketball court
- Painted pickleball court
- Upgraded pool key fob/key system
- New pool furniture and tables; pool perimeter maintenance (bushes)
- New roof on pool house and pavilion
- Waterwheel project – Revamped the entrance sign and got waterwheel running again
- Ponds cleaned up (trees, brush, and debris trimmed and/or removed)
- CNR committee reviewed CNRs and suggested future changes

2025 recommendations for the next board:

- Complete updating Covenants and Restrictions (CNR's) – Voting procedures
- Repair/replace actual wheel on waterwheel
- Playground: Replace equipment, mulch, border, etc
  - May need to consider special assessment for total replacement of playground
- Spring Clean-up – Need neighborhood volunteer
  - Dates TBD

Financial reporting for prior year was reviewed

CNR committee representative went over the proposed changes

General Open Discussion

- CNR discussion: Discussed voting processes according to the attorney; request was made to have a proposed CNR prepared by the attorney vs outline of changes
- Suggestions were made for future changes/considerations for the neighborhood
  - % total permitted to be rental properties
  - Fencing off playground to manage admittance
  - Expenses: Increase dues, special assessment
  - Single projects that exceed X% of prior years expenses need to be voted on
    - Verbiage to allow that if you don't respond to a vote then assumed yes

Calls for committee participation:

- Architectural committee: Mary Ivey, Clark Parmley
- Event committee: No volunteers
- Recommendation was made to new board to form committees potentially regarding proxy voting, playground, communications

## Voting

- Final call for Board of Directors nominees

## **Announce 2025 Board of Directors**

President: Wendy Watson

Vice President: Patti Robinson

Vice President: Marc Zupan

Treasurer: Carmen Ribbing-Pearson

Secretary: Kayse Stark

Adjourn Meeting: 3:10 pm