



**Cobblestone Lake Preserve
Homeowners Association**

2025 Annual Meeting

December 9, 2025

Prepared by the 2025 CLPHOA Board of Directors and Accountant for the Members

2025 Review

Primary Goal: To set and adhere to reasonable budgets for annual HOA expenditures

So that,

1. We can follow through with replacing both monuments which are currently in a debilitated state.
2. Plan for the replacement of other aging HOA assets
3. Maintain or improve neighborhood satisfaction and property values
4. Balance income and expenditures so that the annual dues rate stabilizes and income meets the needs of the neighborhood

Secondary Goal: To increase communication with members, participation with the HOA, and foster community connections.

HOA Dues / Fines / Etc
Reimbursement for Monument Damage (Gateway Fiber Contractor)
Interest

Discretionary Funds
 "Insurance Assessment" -- Article 5, Section 6

	2024 Through August	Jake's Estimate to Complete	2026 Estimate at Complete	2024	
Entertainment	\$ -	\$ -	\$ -	\$ 1,420	Mic Drop Entertainment / DJ
*Food & Drink	\$ 671	\$ 400	\$ 1,671	\$ 1,322	Food & Drink
Inflatables	\$ 815	\$ -	\$ 816	\$ 1,036	Inflatables
Prizes	\$ 129	\$ -	\$ 129	\$ 652	Prizes
Etcs, Bike Parade	\$ 41	\$ 50	\$ 91	\$ 286	HOA assets - Tent/Cooler, Bike Parade reimbursement
	\$ 1,668	\$ 450	\$ 2,108	\$ 4,698	

*Need expenses Invoiced by the HOA Board for Reimbursement

Goal #1: Reduce Annual Costs

	2025	2024
Pond Care (4 ponds)	\$3186*	\$2280
Weed & Algae Control Vendor: Lake Restoration Note: \$3717 for 7 treatments was contracted, the 7th treatment was cancelled by HOA	\$3186	
Fountain	\$6527	\$8172
Spring Installation Vendor: Dulcet Fountains	\$1511	
Electricity Utility: Anoka Municipal Utilities	\$3505	
Fall Removal Vendor: Dulcet Fountains Note: Original contract was for \$4254 and included cleaning and winter storage costs which were cancelled by the HOA	\$1511	

Night to Unite	\$2014	\$4596
Food Vendor: Q-Fantic for \$671 + approx. \$400 in other food items & supplies which have not been reimbursed to the Board member who purchased them	<i>\$1000</i>	
Inflatables Vendor: USA Inflatables for \$815	<i>\$815</i>	
Prizes Vendor: Oriental Trading Company for \$129	<i>\$129</i>	
Administration	\$2637	\$2225
Insurance Provider: USLI, renews 09.22.26	<i>\$1632</i>	
Legal Fees	<i>\$305</i>	
Administration & Supplies (PO Box, postage, paper, envelopes, etc.)	<i>\$700</i>	
1.5x Insurance Claim Deductible in Reserve	<i>\$1500</i>	

2025 Budget Review

2025 Total Spend as of today = \$15,818

2024 Spend = \$19,257

A decrease of 18%

Goal #2: Increase Communication with Homeowners

Launched a website for CLPHOA: clphoa.com

Established a mailing list that includes 52 households – ask your neighbor if they are on the mailing list; encourage others to join it.

Posted meeting dates and invited all homeowners to attend.

Utilized Zoom to allow people to attend meetings remotely.

Created newsletters.

Updated the HOA email cobblestonelakepreserve@gmail.com.

Secured a dedicated phone number.

2026 Budget Considerations

1. Our RFPs resulted in a favorable bid of \$6412 per monument replacement. We have cash in reserve to pay for the replacements plus we recouped \$1750 from Gateway Fiber when they struck the monument on Cartway & HLR this summer. No special assessments.
1. Our HOA insurance policies were discontinued this year when American Family stopped coverage of HOAs in general. Despite an extensive RFP process, new policies doubled in cost for 2026.
1. Neighborhood events to foster connections and fun result in greater community pride and satisfaction. The Board set aside a budget for neighborhood events. We need volunteers to plan them.
1. Landscaping needs attention after years of wear and tear and recent tree removals due to Emerald Ash Borer.
1. A controlled burn was requested.
1. The pond treatments in 2025 successfully managed algae, weeds, and odor.

Homeowner Feedback to 2026-2028 Budget Review

Question: Why does the HOA need insurance?

Answer: [Article VIII of the CLPHOA Declaration](#) is specific on the insurance coverage required.

An HOA in Minnesota needs insurance to cover liabilities from common area accidents (like slips and falls), protect shared property, shield HOA board directors from lawsuits, and comply with state law (Minn. Stat. 515B.3-113) that mandates coverage for claims related to the property's use, management, and ownership, preventing massive special assessments on homeowners for major damages.

Homeowner Feedback to 2026-2028 Budget Review

Question: Can we incentivize board participation by reimbursing half of the dues each year someone serves?

Answer: Section 6.10 of the HOA Bylaws is specific on Board member compensation. Board members do not receive compensation unless it is authorized by vote of the Homeowners. Board members can be reimbursed for expenses they incur on behalf of the HOA.

Article VII, Section 6 states that members of the Architectural Control Committee receive no compensation.

Per legal counsel, as unpaid volunteers, the HOA Board cannot be held personally liable in a lawsuit against or related to the HOA.

Homeowner Feedback to 2026-2028 Budget Review

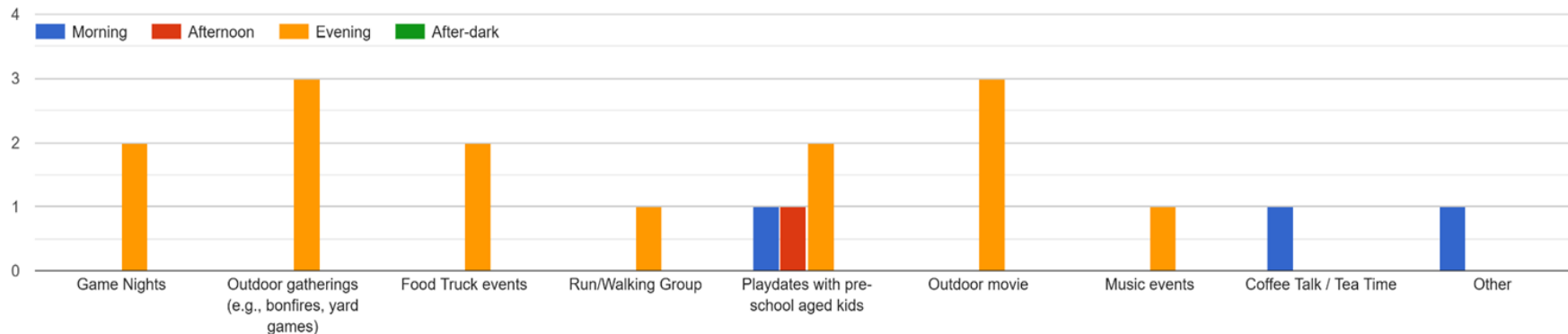
Comments collected:

- Add a controlled burn to the budget.
- Remove the monuments and don't replace them.
- Remove the fountain and don't replace it.



Homeowner Feedback to Neighborhood Event Poll

What kind of neighborhood events would you enjoy attending?



- Night to Unite and the Bike Parade are appreciated
- Events for children are supported
- Events should remain low-cost

2026 Neighborhood Event Calendar To-Date

Last Day of School Ice Cream Social & Bike Parade - Anna Wedekind, lead

Night to Unite - first Tuesday in August

We need volunteers!

Go to clphoa.com/neighborhood-events to sign up
to lead or help out with a specific event you'd like in the neighborhood.



POLL: EVENTS

2026 Budget

2026 HOA Dues: \$272 (needs Board approval tonight)

\$257 (2025 rate) + \$15 (maximum allowed escalation of 6%) x 75 homes = \$20,400.00 in revenue

Sidewalks & Landscaping		Neighborhood Events Proposed	
Snow Shoveling	\$500	Night to Unite	\$2,100
Rock Refresh	\$2,000	Others based on leadership interest	\$400
Controlled Burn	\$1,000	Total	\$2,500
Total	\$3,500		

2026 Budget Options

2026 HOA Dues: \$272 (needs Board approval tonight)

\$257 (2025 rate) + \$15 (maximum allowed escalation of 6%) x 75 homes = \$20,400.00 in revenue

Ponds & Fountain Proposed		Monument Replacements	
Pond Treatments	\$3000	Replacement x 2	\$12,832
Fountain Electricity	\$3500	Project Contingency (10%)	\$1283
Installation/Removal	\$3022	Demo & Disposal of the Old Monuments	\$1000
Repairs	\$1000	Landscaping	– whatever remains
Total	\$10,522	Total	\$15,115 (in reserves)

2026 Budget

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\$257 (2025 rate) + \$15 (maximum allowed escalation of 6%) x 75 homes = \$20,400.00 in revenue

Administration		TOTAL EXPENSES LESS MONUMENT REPAIRS WHICH ARE IN RESERVE	
General	\$700	Sidewalks & Common Areas	\$1,300 or \$2,500
Legal	\$360	Ponds & Fountain	\$10,522
Insurance + Reserve	\$3,132	Neighborhood Events	\$2,500
Accounting	\$250	Administration	\$4,442
Total	\$4,442	Total 2026 Budget	\$20,464
		<i>Spending including Monument Replacement</i>	\$35,579

Election of 2026 Board Members

Thank you to Jennifer Erickson, Stacy LaGow, and
Millie McNeil for their service in 2025!

Nominations for 2026 Board positions:

Elias Bazakos, Jim Powers

Board Action: Set 2026 Dues Rate

Motion to set the 2026 CLPHOA Dues Rate at \$272

\$257 (2025 rate) + \$15 (maximum allowed escalation of 6%)

x 75 homes =

\$20,400.00 budget in 2026

2026 Discussions

1. Final selection of monument design prior to spring 2026 installation.
1. The fountain lights are broken, parts are not available, and the fountain is reaching its average lifespan of 15 years.
1. Review of the Architectural Control rules and possible amendment preparation.

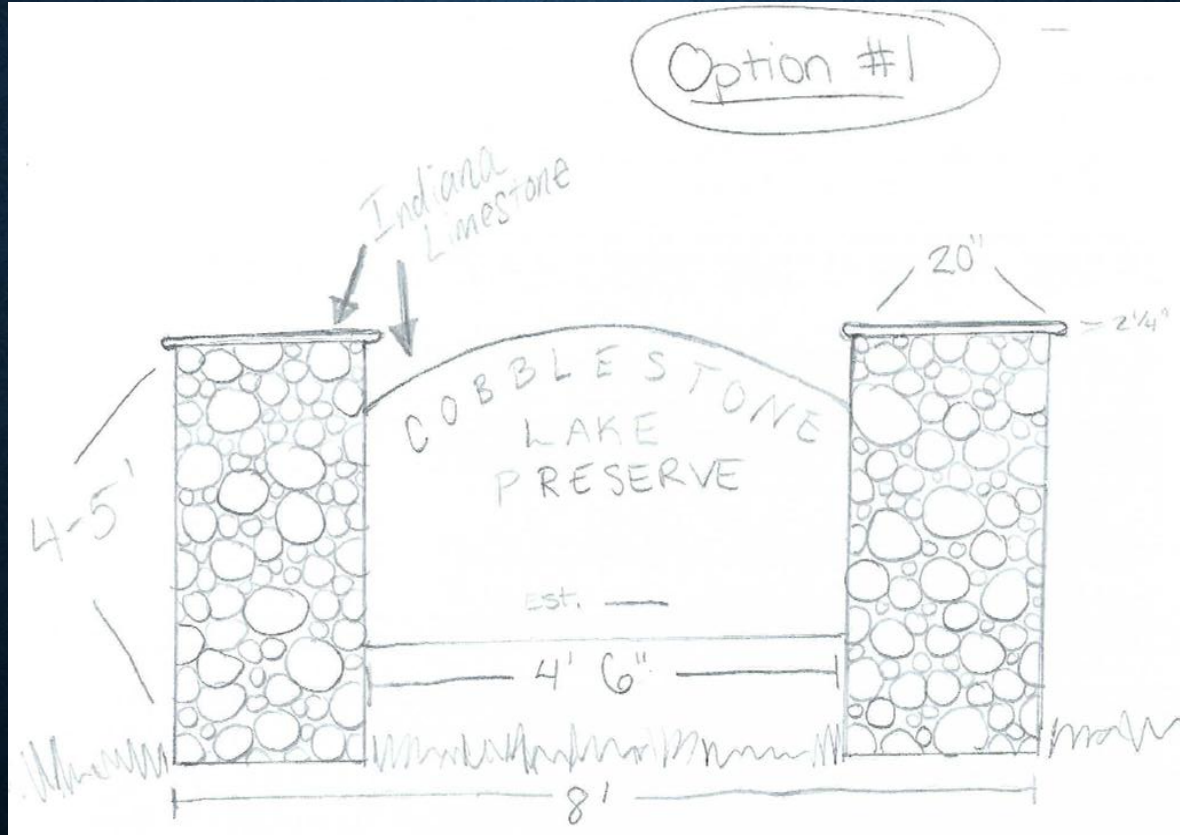
MONUMENT REPLACEMENT OPTIONS

Designs & Stone
Style Choice

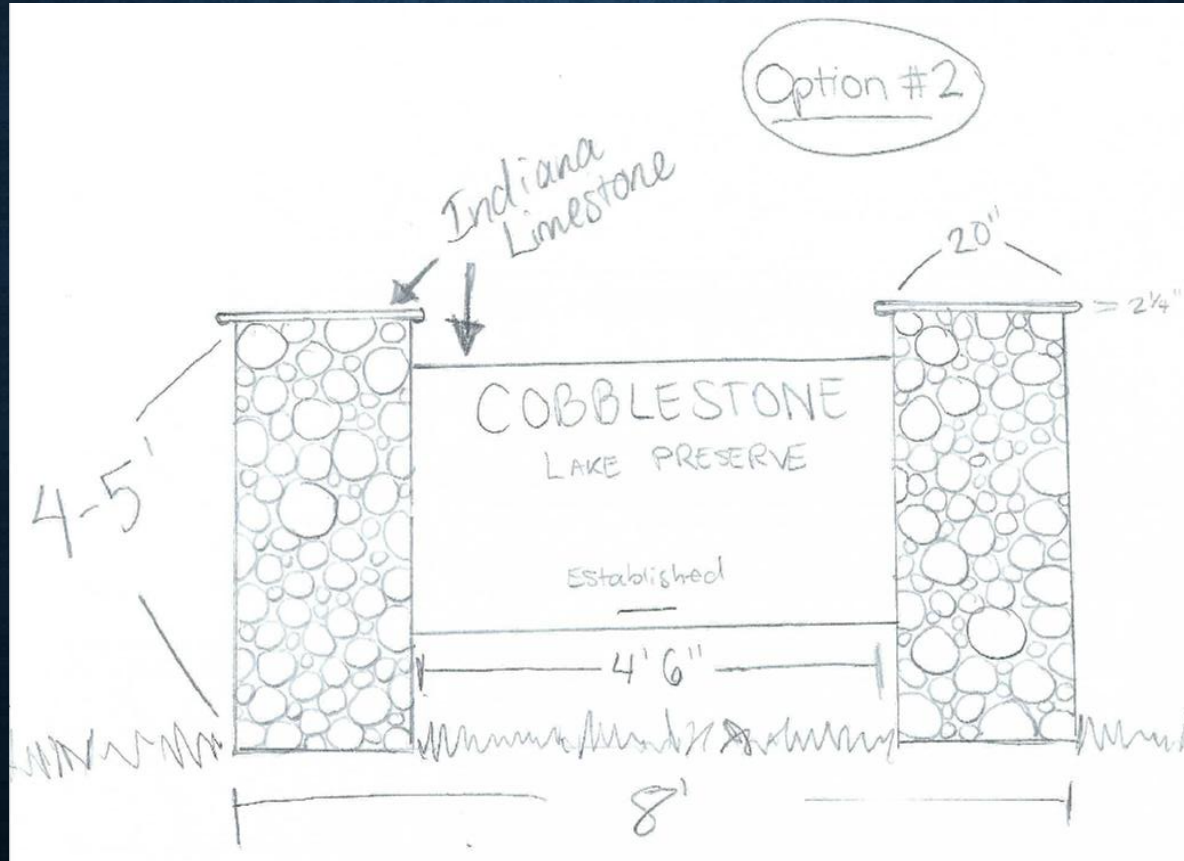
DETAILS

- Cost is \$6,412 per Monument
 - Ideally CLP HOA would do two Monuments for consistency of current set-up, one at each entrance to neighborhood.
- The sign would be laser-etched into 3-inch thick Indiana Limestone, the rest is fieldstone/cobblestones, choices included in options.
- Options given are cost effective, easy to build, nice to look at, and no maintenance needed.

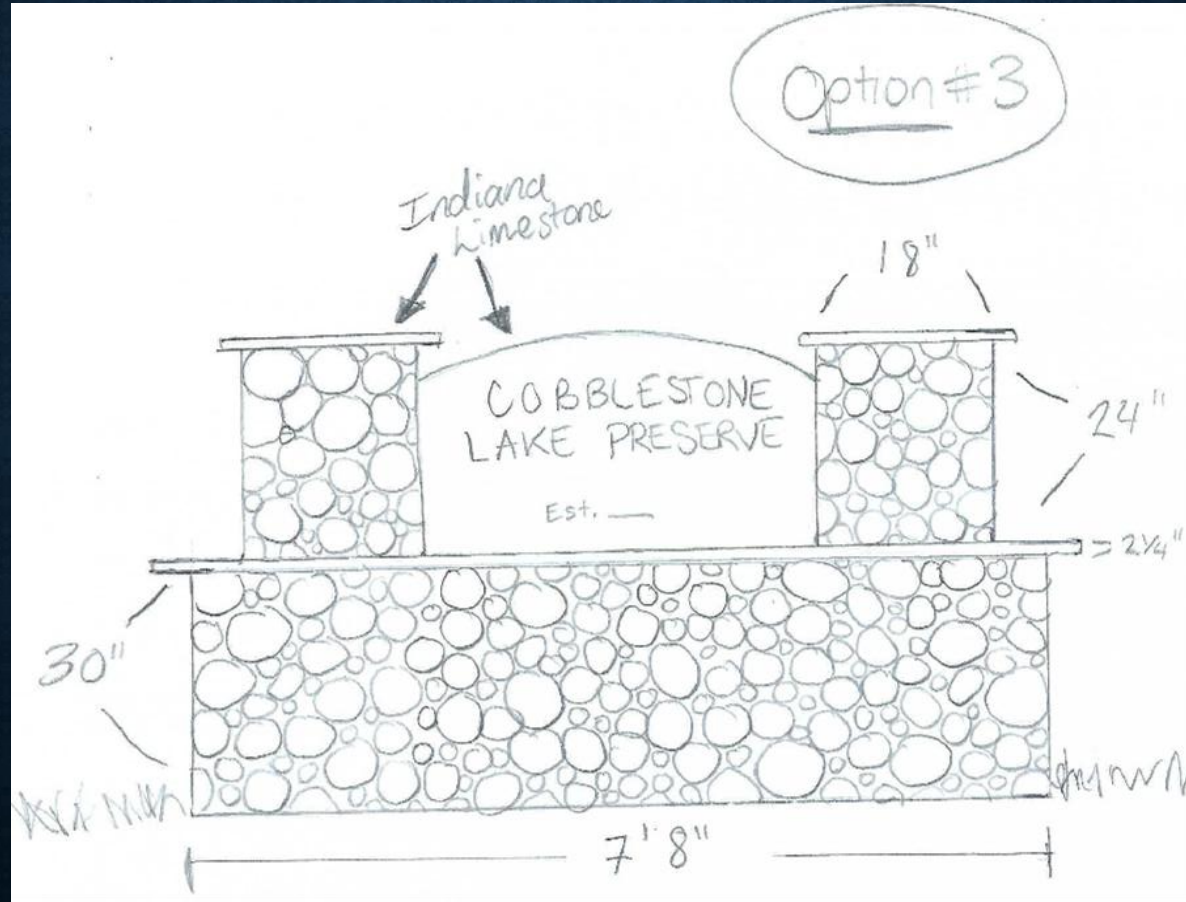
DESIGN OPTION #1



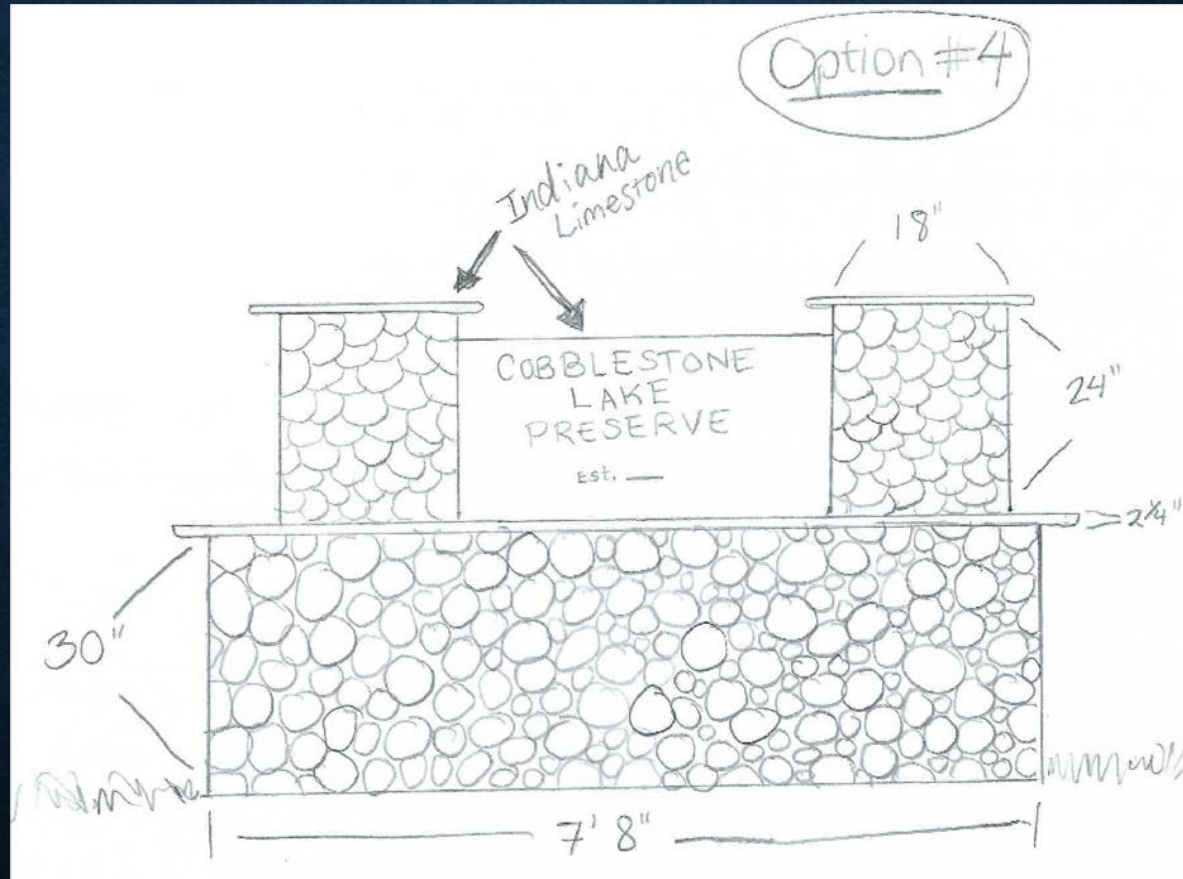
DESIGN OPTION #2



DESIGN OPTION #3



DESIGN OPTION #4



STONE OPTION #1



Chilton Web Wall



STONE OPTION #2



Sierra Grey Web Wall



STONE OPTION #3



Fond du Lac Web Wall



STONE OPTION #4



STONE OPTION #5



Monument Design Voting

is open through January 10th



Thank you, Neighbors, for your participation!

