

Cobblestone Homeowners Association, Inc.

Board of Directors Minutes

Date: January 10, 2017
Location: Cobblestone Office Building

Present Mike Cantonwine, President
Larry Cohn, Treasurer
Andrea Lichtenthal, Secretary/Security Chair
Kay Grossman, Buildings and Grounds Chair
Roe Callahan, ACC Chair ABSENT

I. Call to Order

The Cobblestone Homeowner's Association (CHOA) Board of Directors meeting was called to order at 9:10 am by President Mike Cantonwine.

II. Approval of Meeting Minutes

Kay Grossman made a motion to approve the minutes of the December 13, 2016 Board of Directors meeting. Larry Cohn seconded the motion. The motion was approved.

III. Committee Reports:

A. ACC

Pisciotta (7380 N. Moon Spirit Lane) plans including a garage addition were reviewed. Homeowners were given 21 days to provide comments.

B. Grounds & Safety Update

Kay Grossman reported she had contacted two firms who will provide a proposal for a xeriscape design of the Ina Road grass areas.

Two olive trees along Ina Road have grown to a height of more than 15 feet and require trimming again. The Board discussed cost saving alternatives to ongoing need to trim.

Larry Cohn made a motion to cut the trees. Kay Grossman seconded the motion. The motion passed.

A proposal from ACE Asphalt to crack seal the roads where needed was reviewed by the Board along with one other bid.

Mike Cantonwine moved to approve the ACE Asphalt bid. Andrea Lichtenthal seconded the motion. The motion passed.

Sonoran Gardens was to be notified that ACE Asphalt will repair the poorly installed patch at Ina Road and that +Sonoran Gardens will be responsible for the cost of the repair.

Claudia White was asked to obtain a proposal to remove the speed bump near the new exit arm.

IV. Financials- Larry Cohn

Larry reported that the financials were typical and as expected. The association is running surpluses of \$7,000 to \$9,000 per month although on a seasonal basis it can be zero. The dues amount is more than adequate if roads are regularly maintained. He spoke of the potential impact of the minimum wage increases on the gatehouse contract over the next four years. Howard Schmitter will be asked to speak to the Board regarding his plans for the increases.

V. Old Business

An engineer with Reserve Advisors was scheduled to complete a community inspection in the coming weeks. Two Board members and management will meet with the representative from Reserve Advisors.

VI. New Business

Cary Marmis asked the Board of Directors to investigate whether he should be paying assessments for both lot 57CR and 58CR or for one lot. He said that Pima County had combined both lots into one when they allowed him to build his home across both lots.

VII. Adjournment

Larry Cohn moved to adjourn the meeting. Andrea seconded the motion. Meeting was adjourned at 11:05 am.

Minutes submitted by Claudia White, CMCA