

# Cobblestone Homeowners Association, Inc.

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## Board of Directors Minutes

### Draft

Date: February 14, 2017  
Location: Cobblestone Office Building

Present Mike Cantonwine, President  
Larry Cohn, Treasurer  
Andrea Lichtenhal, Secretary/Security Chair (By Phone)  
Kay Grossman, Buildings and Grounds Chair  
Roe Callahan, ACC Chair

Ray Pisciotta, homeowner  
Michael Franks, architect for Mr. Pisciotta

#### I. Call to Order

The Cobblestone Homeowner's Association (CHOA) Board of Directors meeting was called to order at 9:06 am by President Mike Cantonwine.

#### II. Approval of Meeting Minutes

***Kay Grossman made a motion to approve the minutes of the January 10, 2017 Board of Directors meeting. Mike Cantonwine seconded the motion. The motion was approved.***

#### III. Committee Reports:

##### A. ACC

Roe reported that Alex Cadoux (3212 E. Blossom Dancer Lane) submitted a sketch for approval to plant 34 trees and shrubs on the property. The ACC Committee determined that the application was unacceptable as submitted and that the landscape project required that they file a project request (ACC submittal form)) and a site plan showing where the plants/trees will be located with proper dimensions. The owner was advised that per the ACC rules the trees cannot be allowed to exceed 15 feet in height.

A meeting took place with architects Jerry Young and Ben Cole to review the preliminary design/plan for the construction of a new home on Tim and Jane Garigan's lot at 7288 N. Cathedral Rock Road. Jerry Young was present on behalf of the Cobblestone association. As a result of the meeting minor changes will be made to the preliminary plan. Owners will have 21 days to comment on the final plan once the final version is received by the association and made available to the owners. ACC Committee member Dick Trebesch has recused himself from this project. The Board agreed that Kay Grossman, with her Board term ending March 1, 2017, would join the ACC Committee.

The owners of Lot 35CR (7380 N. Moon Spirit Lane) previously received approval for a garage addition. Their request to add a curb cut at Moon Spirit Lane was denied by the

ACC Committee. Roe explained the decision of the ACC Committee to the Board. She said that historically the Board has not approved curb cuts since the 1990's and the cut line where the black top meets the new curb cut compromises the integrity of the road. The Cobblestone roads are a major concern to the Board as they are the Associations biggest financial liability. Mr. Pisciotta currently has one curb cut along Crest Shadows Drive and wanted the ACC to approve a second curb cut for the convenience of his daily/weekly outside contractors as he doesn't want them parking in his driveway. Mr. Pisciotta and his architect were present to appeal the denial by the ACC Committee and requested the Board of Directors over turn the ACC denial. Mr. Pisciotta and his architect presented their reasons for the curb cut and told the Board that he would agree to a restriction or covenant that he and future owners would be required to maintain the curb cut. Mr. Pisciotta said that the failure would occur at the joint and that he would agree to maintain the curb cut only. Mike Cantonwine asked the members of the Board if they had questions, discussion or comments. Andrea spoke about the existing curb cut and its impact, if any, on safety. Kay Grossman said that repairs to the road at this area would be costly to repair. Larry asked if there was evidence of this elsewhere and it was mentioned that all the cuts in the pavement by the utility companies are an example of what happens to Cobblestone roads when they are cut and repaired. The Board spoke of the recent denial of an owner's request for approval to create a curb cut. Kay asked Mr. Pisciotta if he was willing to maintain the stretch of road along the cut as well as the curb cut. Mr. Pisciotta did not say. The Board took the appeal under consideration and Roe suggested the Board vote to avoid further delay of Mr. Pisciotta's renovation.

***Kay moved to approve the ACC's decision denying the curb cut and to deny the appeal by Mr. Pisciotta of the ACC Committee denial to approve creating a curb cut. Roe seconded the motion. The motion was approved.***

B. Grounds & Safety Update

Kay Grossman reported that two firms had provided estimates of the cost of a xeriscape design of the landscape along Ina Road. The Board asked that an additional bid be obtained.

#### IV. Financials- Larry Cohn

Larry reported that the financials were as expected. He spoke of meeting with Howard Schmitter of HBS Management Solutions after the Board asked about the impact of the new Arizona State minimum wage law on the cost of gate house services over the next few years. Larry told the Board that the wage increases will have to be accounted for in the budgets going forward. The newly generated Reserve Study was discussed among the Board. Mike asked that each Board member review it and note areas to discuss in view of the ability to make changes for a limited time. Roe spoke of inspecting the rear of the wall/s along Ina Road and discovering that they are in need of repair and paint. This will be a matter to be addressed during 2017.

#### V. Old Business

#### VI. New Business

#### VII. Adjournment

Mike moved to adjourn the meeting. Larry seconded the motion. The meeting was adjourned.

Minutes submitted by Claudia White, CMCA

DRAFT