

Cobblestone Homeowners Assn., Inc.

Board of Directors Minutes

Location: Cobblestone Office Building
3131 E. Ina Road
Tucson, Arizona 85718

Date: August 31, 2010

Board Members Present: President: Ron Jackson
Treasurer: Joe Hitter
Security Chair: Dick Trebesch
ACC: Marc Sandroff
Secretary: Andrea Lichtenthal

Teleconference: Building and Grounds: Bill
Patient

I. Call to order

The regular monthly meeting of the Board of Cobblestone Homeowners Association (CHOA) was called to order by President, Ron Jackson, at 5:33 PM on Tuesday, August 31, 2010 at the Association's office.

II. Approval of minutes

The minutes of the May 4, 2010 meeting were read and approved.

III. Treasurer's Report:

The financials for the May 4 meeting were read and approved. Joe Hitter and Clyde will meet to clarify the Northern Pipeline expense for road repairs. Two homeowners are delinquent with July dues.

III. Updated CC&Rs:

- The revised CC&Rs were reviewed by the board and one additional change was made. Most of the changes are inconsequential. The document will be professionally reviewed by our CC&R attorney, after we have Lex Sears (original developer of Cobblestone) agree to the removal of fees for the TV connection. Bye Barsness and Ron Jackson lead the steering committee to accomplish these changes. It is hoped to have a completed product to be given to the homeowners for voting in October or November.

V. Buildings and Grounds:

- The desert landscaping and fall plantings in the front entry and circles have been installed. The desert landscape will save on water consumption.
- Northern Pipeline/Southwest Gas gave the CHOA an allowance of \$40,000 to resurface Cobblestone Road from the pavers to Finger Rock Road that was damaged due to the new gas line. Cobblestone paid the balance of

damaged due to the new gas line. Cobblestone paid the balance of approximately \$27,000. The front entry road was also repaired and smoothed, but not repaved and it is hoped it will blend in with time.

- The portion of the water line located north of Ina has been rerouted to run along the sidewalk and not under the sidewalk using heavy schedule 40 pipe to eliminate future repairs.

VI. Architectural Control Committee:

- A new homeowner planted a palm tree exceeding the association height limit. Clyde wrote the homeowner a letter noting the restrictions in our documents and the homeowner has agreed to remove the tree.

VII. Security:

- In July, our security provider was changed from Accura Dictograph to HBS owned by Howard B. Schmitter. They have accepted our guards: Steven Hansen, Mike Williams and Corey Bermudez as well as our rover, Eddie Eason. Mike and Steve received a raise and all guards received a 50% participation health insurance option and a free \$50K life insurance. There is a minimal cost savings, but more importantly, there is better communication and much happier guards. Accura will continue to be the alarm monitoring company for many resident's homes as they were before the change.

VIII. Old Business:

- There has not been a response from Mr. Zarifi regarding the clean up of his yard or the continuation of his project. A legal letter may be necessary.

IX. New Business:

- The board will purchase a temporary speed bump to be installed at the gatehouse exit. There will be a sign posted near the speed bump (wording to be determined by Marc Sandroff) noting this is temporary and necessary to deter the speeding problem.
- Mary Weinstein notified the association that if a home's phone line were cut, by an intruder there would not be an outgoing alarm call to Accura. Accura's response to this gap in security is to purchase equipment for \$350. This unit will use a cell phone instead of the landline to notify Accura of the interruption. This unit will require a \$16/month additional monitoring fee. Clyde will investigate our options and notify our residents.
- There will be new road delineators around the fountains to help clarify traffic flow and deter "cutting the circle". We will replace the delineators on the entire length of Cobblestone road as well as all our other roads.

X. Adjournment

Ron Jackson adjourned the meeting at 6:55 PM.

The next Board meeting will be **Tuesday, October 12, 2010 at 5:30pm.**

Minutes submitted by:
Andrea Lichtenthal Secretary

