

Cobblestone Homeowners Assn., Inc.

Board of Directors Minutes

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

Date: December 7, 2010

Board Members Present: President: Ron Jackson
Treasurer: Joe Hitter
Security Chair: Dick Trebesch
Building and Grounds: Bill Patient

Teleconference: Secretary: Andrea Lichtenthal

Absent: ACC: Marc Sandroff

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, December 7, 2010 at the Association's office.

II. Approval of minutes

- The minutes of the November 2, 2010 meeting were read and approved.

III. Treasurer's Report:

- The financials for the November 2, 2010 meeting were read and approved. Two homeowners are delinquent with July dues, one of which owns two lots.

III. Buildings and Grounds:

- The replacement of road delineators has been delayed because of cold weather.
- Because of the continual problem of many mailbox lights not working, the Board has decided for the safety and security of our community that these lights need to be in working order. Therefore, in the future the Association will replace any mailbox bulb that is out with an LED bulb.
- Clyde has received a list of prohibited plants for landscaping from our resident horticulturist Pam Henderson and will formalize it as an adjunct to the Cobblestone RR&Rs. The list is designated "Approved or Prohibited" because of allergies, poisons, height restrictions, etc.

V. Architectural Control Committee:

- A walk through will be conducted on the Sheehan property, as the renovations are now complete.

VI. Security:

- None.

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VII. Old Business:

- Andrea and Ron have served their 4-year terms and Dick Trebesch has served only one of his two terms therefore three board positions will be open.
- Lex Sears, one of the original developers, has agreed to cap the “Hook Up Fee” at \$5700. This fee is included in the second amendment of the declaration of the CC&Rs written in 1988 to pay for the original cable/TV network that was installed in Cobblestone. The amendment advises a fee of \$700 for each buildable lot sold for home construction in 1987, with an escalation rate of 10% every July 1st “until all Hookup Fees have been paid by the homeowners”. If this fee were not capped, it would be \$16,257.75 in the year 2020. This fee applies to 12 lots: four lots are buildable, one of which belongs to Lex Sears.
- We are finalizing the revised CC&Rs and sending them to Marc Simon, CC&R attorney.

IX. New Business:

- We have asked Craig Cline, the association lawyer, to submit a letter of engagement and fee agreement to open a new file regarding our two delinquent assessments. He has been asked to write a letter and perfect a lean on these two properties.
- The 2011 budget is being developed and future atypical expenses need to be noted.
- The date for the upcoming Annual Meeting was set for February 16, 2011. Three Residents names will be voted on as new Board members they are, Dick Trebesch, Dave Monroe and Bevan Olyphant.
- We recently had a wild animal incident whereas something killed a deer in the middle of the street on Finger Rock Circle. On weekdays, our landscapers would have removed the deer, however, this happened on a Sunday and there were no city/county services to assist. Two residents volunteered to dispose of the carcass; however, we need to set up a course of action if this happens in the future.

X. Adjournment:

Ron Jackson adjourned the meeting at 6:55 PM.

The next Board meeting will be **Tuesday, January 10, 2011 at 5:30pm.**

Minutes submitted by:

Andrea Lichtenthal, Secretary