

# **Cobblestone Homeowners Assn., Inc.**

## **Board of Directors Minutes**

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

Date: January 11, 2011

Board Members Present: President: Ron Jackson  
Treasurer: Joe Hitter  
Security Chair: Dick Trebesch  
Building and Grounds: Bill Patient  
Secretary: Andrea Lichtenthal  
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 5:35 PM on Tuesday, January 11, 2011 at the Association's office.

### **II. Approval of minutes**

- The minutes of the December 7, 2010 meeting were read and approved as corrected. (Correction: minutes stated an incorrect date for the January meeting).

### **III. Treasurer's Report:**

- The financials for the December 7, 2010 meeting were read and approved. There is only one delinquent homeowner who owns 2 lots.

### **IV. Buildings and Grounds:**

- New LED mailbox light replacement has begun. There are approximately 18 lights that need replacement.
- Industrial Pavement Maintenance will do crack sealing this winter at a cost of \$13,667 and roadway coating in the summer for \$19,624. They will also address the cracks where the street meets the homeowner's driveway.

### **V. Architectural Control Committee:**

- None

**VI. Security:**

- None.

**VII. Old Business:**

- Marc Simon, CC&R attorney, has reviewed our CC&Rs and made suggestions that the board discussed. Ron and Dick will meet with Marc to modify and perfect the document.
- A lien is being filed by our association lawyer on each property with a delinquent assessment.

**IX. New Business:**

- The Annual Meeting will be February 23, 2011 at 6:30pm social and 7:00pm meeting. Residents will be notified by letter and email.
- There are 3 candidates for the 2011 Board: Dick Trebesch, Bevan Olyphant, and David Monroe. Marc Sandroff's schedule is such that he has difficulty making the meetings. To replaced Marc the Board will appoint Joceline Lega.

**X. Adjournment:**

Ron Jackson adjourned the meeting at 6:30 PM.

The next Board meeting will be **Tuesday, February 1, 2011 at 5:30pm.**

Minutes submitted by:

Andrea Lichtenthal, Secretary

# **Cobblestone Homeowners Assn., Inc.**

## **Board of Directors Minutes**

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

Date: February 1, 2011

Board Members Present: President: Ron Jackson  
Treasurer: Joe Hitter  
Security Chair: Dick Trebesch  
Building and Grounds: Bill Patient  
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 5:35 PM on Tuesday, February 1, 2011 at the Association's office.

### **II. Approval of minutes**

- The minutes of the January 11, 2011 meeting were read and approved.
- The financials for the January 11, 2011 meeting were read and approved. The new budget was presented and discussed.

### **III. Buildings and Grounds:**

- New LED mailbox light replacement has slowed due to the installer's illness.
- Industrial Pavement Maintenance will finish crack sealing in the next few days.

### **IV. Architectural Control Committee:**

- None

### **V. Security:**

- New uniforms are being discussed.

**VI. Old Business:**

- Marc Simon, CC&R attorney, has received a faxed and hard copy of our proposed CC&R revisions.
- Craig Cline was asked to cancel the proposed liens since the delinquent assessments were paid including late fees.
- Bye Barsness has offered to help with promoting the adoption of the new CC&Rs.
- The Annual Meeting will be February 23, 2011 at 6:30pm social and 7:00pm meeting.

**IX. New Business:**

- Ron Jackson has worked extensively on updating our CC&Rs. He has successfully produced a final product that will be given to the homeowners for review and a vote. Each ballot must be notarized (Clyde hopefully will be able to do this) and we will need a 75% approval for passage. The homeowner's will have 2 weeks to return their ballot, however, it is predicted that an additional 2 weeks will be necessary for follow-up.
- A letter was sent to Mr. Botelho about the large TV Dish on the guest house.
- A letter was sent to Dr. Darragh about a tree he would like to see trimmed by his neighbor to the south. It is hoped that the two neighbors can resolve this.
- A letter will be sent to the Lees regarding their tenant having an excessive number of cars in their driveway.

**X. Adjournment:**

Ron Jackson adjourned the meeting at 6:55 PM.

The next Board meeting will be **Tuesday, March 1, 2011 at 5:30pm.**

Minutes submitted by:  
Andrea Lichtenthal, Secretary

# **Cobblestone Homeowners Assn., Inc.**

## **Board of Directors Minutes**

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

Date: March 1, 2011

Board Members Present: President: Ron Jackson  
Treasurer: Joe Hitter  
Security Chair: Dick Trebesch  
Building and Grounds: Bill Patient  
Secretary: Andrea Lichtenthal  
Joceline Lega  
Bevan Olyphant  
David Monroe

### **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 5:35 PM on Tuesday, March 1, 2011 at the Association's office.

### **II. Approval of minutes**

The minutes of the February 1, 2011 meeting were read and approved as corrected. The correction is: The new budget was presented, discussed and approved.

The financials for the February 1, 2011 meeting were read and approved.

### **III. Buildings and Grounds:**

- There are new mailbox light failures that need replacement. Eddie Eason, the rover, makes a replacement list and Marc Morse installs the LED bulbs.
- Crack Sealing has been completed. Road sealing and driveway abutment will be addressed in June.

### **IV. Architectural Control Committee:**

- No response from Mr. Zarifi and no progress on his project or mailbox light.
- No response from a letter written to Mr. Botelho on the Dish installation on the guest house.

- No response from Dr. Darragh regarding the neighbor's tree.

**V. Security:**

- The new uniform colors will be a medium blue.

**VI. Old Business:**

- Bye Barsness, Bill Patient, Marc Sandroff, and Betty Wojciehowski have volunteered to help follow up on people who do not return a vote on the revised CC&Rs.
- After a letter sent to the Lee's, their tenants have reduced the number of cars parked in the driveway and on the street.

**IX. New Business:**

- Ron Jackson presented the final revision of the CC&Rs to the homeowners at the Annual Meeting. It was decided at the Annual Meeting to give the homeowners until March 7 to submit revision suggestions. To date, there are 2 homeowners who have made suggestions. The concerns are related to well drilling after a well breaks and parking a boat or RV on a property for loading. The suggestions are being brought to our lawyer for review.
- Ron Jackson will continue to chair the CC&Rs committee even though he has completed his term. The Board asked him to chair the Bylaws Revision Committee in the future.
- A newsletter will be sent out before March 25, 2011 with the Board positions and AAM meeting minutes.

The new Board Positions are:

President:	Bevan Olyphant
Vice President, Security	Dick Trebesch
Treasurer:	Joe Hitter
Secretary:	Joceline Lega
Building and Grounds:	David Monroe
ACC	Bill Patient

**X. Adjournment:**

Ron Jackson adjourned the meeting at 6:35 PM.

The next Board meeting will be **Monday, April 4, 2011 at 5:45pm.**

Minutes submitted by:

Andrea Lichtenthal, Secretary

# Cobblestone Homeowners Association, Inc.

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## *Board of Directors Minutes*

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

Date: April 4, 2011

Board Members Present:

President:	Bevan Olyphant
Vice President, Security:	Dick Trebesch
Treasurer:	Joe Hitter
Secretary:	Joceline Lega
Building and Grounds:	David Monroe
ACC:	Bill Patient

Call to order: The regular monthly meeting of the Board of Cobblestone Homeowners Association (CHOA) was called to order by President, Bevan Olyphant, at 5:43 pm on Monday, April 4, 2011 at the Association's office.

### *I. Approval of minutes*

The minutes of the March 1, 2011 meeting were approved.  
The financials for the March 1, 2011 meeting were approved.

### *II. Buildings and Grounds*

No new information to report.

### *III. Architectural Control Committee*

A pool is about to be built on lot 42CR. Approval is expected to be granted soon. It was recommended to inquire about what will be done for digging. Based on previous experience, it is possible for nearby pools to be cracked if dynamite is used.

### *IV. Security*

There have been two break-ins at The Canyons.

## *V. Old Business*

- Mr. Zarifi has paid up his fees but has not responded to the letters sent by the ACC regarding the work schedule for both of his properties.
- There are a few mailbox lights that will need to be replaced in April.
- Crack sealing has been completed. Road sealing will be done in early June. The company that paved Cobblestone road is going out of business.
- Mr. and Mrs. Botelho have moved their satellite dish installation, which is now on the side of the guest house. Part thereof can still be seen by the resident who complained, but this is an improvement.

## *V. New Business*

- The revised CC&Rs have been taken to the printer and will be mailed to the residents for approval on April 5th. So far, 27 consents have been received; 97 are needed.
- A proposal for a new gate management system was received from Quick Pass. It was decided to put this as an item on the agenda for next month. Concerns that were raised include privacy issues, as well as the relatively high cost of the proposal, given what would be provided.
- The Cobblestone Tree and Plant List is almost complete and will be circulated with the next newsletter.

## *VI. Adjournment*

Bevan Olyphant adjourned the meeting at 6:05 pm.

The next Board meeting will be held on Monday, May 2, 2011 at 5:45pm.

Minutes submitted by Joceline Lega, Secretary



# Cobblestone Homeowners Association, Inc.

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## *Board of Directors Minutes*

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

Date: May 2, 2011

Board Members Present: President: Bevan Olyphant  
Vice President, Security: Dick Trebesch  
Secretary: Joceline Lega  
Building and Grounds: David Monroe

Prior to the meeting, both Joe Hitter and Bill patient had prior commitments and could not attend. Bill Patient sent an email to the Board with his input on agenda items. His comments were discussed during the meeting.

Call to order: The regular monthly meeting of the Board of Cobblestone Homeowners Association (CHOA) was called to order by President, Bevan Olyphant, at 5:43 pm on Monday, May 2, 2011 at the Association's office.

### *I. Approval of minutes and financials*

The minutes of the April 4, 2011 meeting were approved.

The financials for April 2011 were approved. Spending on legal fees (\$13,447 since the beginning of the calendar year, for a total budget of \$18,000) was discussed. A major part of the disbursed amount is in relation to the revised CC&Rs. A smaller contribution came for costs incurred by the Association to put a lien on two properties; this issue was resolved before the process was completed because the homeowners paid their assessment in full. Ron Jackson will be contacted in order to get an estimate of any future costs that may be incurred in relation to the CC&Rs, although it is expected that most expenses have already been incurred. It was decided that if the Board starts working on a revision of the bylaws later during the year, a cap on legal fees would be agreed upon beforehand.

### *II. Buildings and Grounds*

The owners of lot 35CR have put crushed stones on the east side of their property. There is also a stack of bricks in the backyard. The owners of lot 36CR are objecting. The matter will be turned over to Bill

Patient and the ACC for review. A note will be sent to the residents of 36CR to let them know that the ACC will contact their neighbor.

It was decided to add a note in future newsletters to compliment residents who have landscaped near the curb adjacent to their property to limit erosion. Another note will also remind residents to keep their neighbors in mind after pruning or landscaping, and make sure that debris are removed by their landscapers.

### *III. Architectural Control Committee*

Nothing new to report.

### *IV. Security*

No arrests were made in relation to the two break-ins at The Canyons. They may be considering building a fence.

The possibility of creating new nametags for the guards is currently under consideration. The company has asked for our logo.

### *V. Old Business*

- Mr. Zarifi has still not responded to the letters sent by the ACC regarding the work schedule for both of his properties.
- The update on the replacement of mailbox lights was not available yet.
- Starting around June 4<sup>th</sup> or 6<sup>th</sup>, the roads will be coated. The cracks were sealed recently and the next step is to add two coats of Master seal to the pavement. Clyde will oversee the work and let residents know when they cannot use parts of the streets.
- Fifty consents have now been received for the new CC&Rs. Ninety-seven all together are needed. A crew of volunteers will soon start contacting residents who have not yet responded. Ron Jackson asked for the Board's approval to proceed, and the approval was given.

### *V. New Business*

- The current proposal from Quick Pass was judged too expensive. Another quote, for exit cameras, should be received soon. The Association could also independently buy security cameras.
- The Cobblestone Tree and Plant List is almost complete but needs input from Pam Henderson.
- The distribution of bag holders for dog walkers was discussed. A particular holder, in the shape of a bone and containing 20 bags, was considered. A possibility would be to make these

available at the gatehouse. It was decided to add a note to the newsletter asking dog owners to pick up after their pets.

- The fountain west of the gatehouse interferes with the air conditioning unit and has rarely been on for this reason. A saguaro is now growing next to it; it will have to be transplanted because the enclosure where the fountain is has a concrete bottom. The possibility of moving the fountain was discussed, but it was agreed not to do so.
- An anonymous complaint was received about the aluminum flagpole that was recently erected on Lot 23C. The issue of whether a flagpole is a “structure” will have to be investigated.

## *VI. Adjournment*

Bevan Olyphant adjourned the meeting at 7:04 pm.

The next Board meeting will be held on Monday, September 12, 2011 at 6pm.

Minutes submitted by Joceline Lega, Secretary

# Cobblestone Homeowners Association, Inc.

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## *Board of Directors Minutes*

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

Date: September 12, 2011

Board Members Present:

President: Bevan Olyphant

Vice President, Security: Dick Trebesch

Treasurer: Joe Hitter

Secretary: Joceline Lega

Buildings & Grounds Dave Monroe In Colorado

ACC: Bill Patient By conference call.

Call to order: The regular monthly meeting of the Board of Cobblestone Homeowners Association (CHOA) was called to order by President Bevan Olyphant, at 6:00 pm on Monday, September 12, 2011 at the Association's office.

### *I. Approval of minutes and financials*

The minutes of the May 2nd 2011 meeting were approved.

The financials for August 2011 were approved. Spending on legal fees continued to be a concern. Although a late bill arrived recently, it is nevertheless expected that most expenses have already been incurred.

### *II. Buildings and Grounds*

Clyde reported that the only problem encountered was that some of our lawns have been damaged by javalinas. We will try to put some chemical deterrent to hopefully solve this problem. Also, groups of water leaks have led to a higher than usual water bill. It is difficult to evaluate how much water was lost because we do not have a meter set aside for irrigation, an option that might be worth considering.

### *III. Architectural Control Committee*

A few small projects have been completed. Only one led to damage to common property, and \$295 from the resident's compliance deposit was used for the repairs. A pool project final has been approved. The ACC has been working on preparing guidelines attachment for solar devices, to be added to the RR&Rs. They will be ready for approval at the next board meeting. They should also be vetted by our lawyers. Finally, the Cobblestone Vegetation Specifications (formerly referred to as the Cobblestone Tree and Plant List) is awaiting approval to be attached to the RR&Rs.

#### *IV. Security*

We have three new guards. A few residents did not properly notify the gatehouse in advance of events planned at their homes. A moving truck was not allowed in on Labor Day. Many residents seem to be pleased with the current team of guards.

#### *V. Old Business*

- Zero response from Quick Pass; we will no longer consider their proposal.
- Mailbox lights: eleven mailbox lights are still out. In some cases, this is due to power problems, which need to be fixed by the residents. In other cases, it is because some homeowners refuse to turn on their lights.
- Seal coating repairs of Cobblestone Rd at Mr. Chan's house have been completed.
- The number of signatures received in approval of the revised CC&Rs is now at 72. Three people are still calling residents to answer questions and encourage them to consider approving the new CC&Rs.

#### *V. New Business*

- Discussion on zero response from Mr. Zarifi: the Board will send a letter asking him to finish work on his property, fix his mailbox light, and park his vehicles as specified in the CC&Rs. Although this will lead to more legal expenses, action will have to be taken if nothing is done within the deadline that will be specified in the letter.
- Receivables: Two homeowners, one of whom has two lots, have not paid the July assessment. Late fees (\$125 for the first month) have been charged.
- As mentioned above, the ACC has finalized the Supplement to the RR&Rs on Solar Devices. This document will be available for review by the Board at its next meeting.
- The Cobblestone Tree and Plant List have also been finalized (see above).
- The 2011 edition of the Cobblestone Handy Helper is being distributed.

#### *VI. Adjournment*

Bevan Olyphant adjourned the meeting at 6:42 pm.

The next Board meeting will be held on Monday, October 3, 2011 at 6pm.

Minutes submitted by Joceline Lega, Secretary

# Cobblestone Homeowners Association, Inc.

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## *Board of Directors Minutes*

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

Date: October 3, 2011

Board Members Present:

President: Bevan Olyphant

Vice President, Security: Dick Trebesch

Treasurer: Joe Hitter

Secretary: Joceline Lega (arrived late, just before the end of the meeting)

Buildings & Grounds: Dave Monroe By conference call.

ACC: Bill Patient By conference call.

Call to order: The regular monthly meeting of the Board of Cobblestone Homeowners Association (CHOA) was called to order by President Bevan Olyphant, at 6:00 pm on Monday, October 3, 2011 in the Association's office.

### *I. Approval of minutes and financials*

The minutes of the September 12th 2011 meeting were approved.

The financials for September 2011 were approved. Three items that were brought to the Board's attention were legal fees, streets, and gatehouse labor. Legal fees are caused by the CC&R effort, street repairs are over budget because of the rebuild of Cobblestone Rd, and gatehouse labor will be investigated.

### *II. Buildings and Grounds*

Clyde reported that we are still having trouble with javalinas. We are trying to use more chemical to kill the grubs so the javalina will not find our lawns so attractive.

### *III. Architectural Control Committee*

The Guideline for Solar Devices has been completed and approved, as Amendment V in the RR&Rs. Clyde will send it to our lawyers for their approval. Finally, it was decided to have Bill Patient and Clyde go over the Cobblestone Vegetation Specification and remove all trees over twenty (20) feet from the list of acceptable vegetation. Then, this document will be further reviewed by a number of people from the University and maybe Dan Bock regarding the section on cacti.

### *IV. Security*

Our Rover had an accident at the top of Cobblestone Rd, hitting a parked vehicle. It is unfortunate but because our Rover had been cited on three previous occasions for other violations he was terminated. Some residents are again expressing their pleasure with our current team of guards.

### *V. Old Business*

- Approval signatures for the new CC&Rs now stand at 75.
- We currently have three members on the CC&R follow up committee (or Posse as we call them). More people will be back for the winter later this month and we have a tentative meeting set for the 26th of October the purpose of which is to go over the residents who have not signed and distribute those names to the appropriate posse members.
- The Board completed its final review of the new solar guideline and it will go off to Craig Cline for the legal review.

### *V. New Business*

- A letter has been sent to Mr. Zarifi without any response and Clyde will send one certified mail to insure he has no excuse for not getting it.
- Receivables: Two homeowners, one of whom has two lots, have not paid the July assessment. Late fees of (\$125 for the first month) have been charged. The Downers appear to have left Cobblestone as there are no lights and there is paper over many of the windows. The Guards have not seen them for at least two to three weeks.

### *VI. Adjournment*

Bevan Olyphant adjourned the meeting at 6:42 pm.

The next Board meeting will be held on Monday, November 7, 2011 at 6pm.

Minutes drafted by Clyde Randall, Manager, and submitted by Joceline Lega, Secretary

# Cobblestone Homeowners Association, Inc.

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## *Board of Directors Minutes*

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

Date: November 7, 2011

Board Members Present:

President: Bevan Olyphant

Treasurer: Joe Hitter

Secretary: Joceline Lega

Buildings & Grounds: Dave Monroe

ACC: Bill Patient

Call to order: The regular monthly meeting of the Board of Cobblestone Homeowners Association (CHOA) was called to order by President Bevan Olyphant, at 5:55 pm on Monday, November 7, 2011 in the Association's office.

### *I. Approval of minutes and financials*

The minutes of the October 3rd 2011 meeting were approved.

The financials for October 2011 were approved. It was decided that future financial statements would show income from assessment and trash service fees at the time they are expected to come in, instead of distributing these amounts over 12 calendar months; it will thus be easier to make projections and comparisons. The questions raised at the last Board meeting regarding the August financials were reviewed: legal fees are over budget because of the CC&R revisions; street maintenance and repairs are over budget because of the work done on Cobblestone Road; gatehouse labor is on budget – charges are higher on 5-week months, leading to higher expenses than budgeted on these months (and lower expenses than budgeted on the other months). But we are on target as far as the annual budget is concerned.



## *II. Architectural Control Committee*

There are only a few minor projects that are new.

A certified letter was sent to Mr. Zarifi regarding the absence of progress on the work on his property. The letter was delivered to the gatehouse and given by Steve to Mr. Zarifi.

The list of recommended trees and plants needs to be revised, preferably with input from an expert in the College of Agriculture and Life Sciences (CALs) at the University of Arizona. Bevan Olyphant will identify a possible contact in CALs and Bill Patient will follow up. Bill also drafted a letter that will be sent to the homeowners once the plant list is ready, describing its purpose and emphasizing that it will be used by the Architectural Control Committee as a reference.

## *III. Grounds*

The grass was sprayed twice to get rid of grubs and this treatment worked well.

## *IV. Security*

Clyde reported on 4 items, on Dick's behalf. (i) A letter was sent to Mr. Zarifi regarding his reckless driving. (ii) The temporary who left the gate up is gone. (iii) The appearance of the guards will have to be improved, especially regarding the use of ties and jackets of appropriate colors. (iv) Mike Williams: his surgery was successful and he is doing well. There is however no estimate so far as to when he might come back.

## *V. Old Business*

- Approval signatures for the new CC&Rs still stand at 75.
- We currently have five members on the CC&R follow up committee. A few more signatures are expected to be received shortly.

## *V. New Business*

- As described above, more work needs to be done on the list of recommended trees and plants. In any case, the list will not be circulated until the CC&R efforts are completed.
- The rover was terminated after having been written up for three incidents.
- A letter was written to a homeowner who was feeding Javalinas, asking her to discontinue this practice. The Arizona Game & Fish Department was contacted and it also sent a letter to the homeowner.

- A letter drafted by the CC&R Posse was approved with minor changes and will be sent to the homeowners who haven't yet indicated their approval or disapproval of the revised CC&R's.
- The Downers have moved out and the doors and windows of their residence are covered. They still owe the Association \$1,250 plus late fees. It is not clear how the Association can get this back in the absence of a lien filed on the house. It was decided to contact the new owner of record (probably Wells Fargo) to make sure the property is properly taken care of. In particular, the trees have grown up significantly.

## *VI. Adjournment*

Bevan Olyphant adjourned the meeting at 6:34 pm.

The next Board meeting will be held on Monday, December 5, 2011 at 6pm.

Minutes submitted by Joceline Lega, Secretary

# Cobblestone Homeowners Association, Inc.

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## *Board of Directors Minutes*

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

Date: December 5, 2011

Board Members Present:

President: Bevan Olyphant

Secretary: Joceline Lega

Buildings & Grounds: Dave Monroe

ACC: Bill Patient

Security: Dick Trebesch

Call to order: The regular monthly meeting of the Board of Cobblestone Homeowners Association (CHOA) was called to order by President Bevan Olyphant, at 6:03 pm on Monday, December 5, 2011 in the Association's office.

### *I. Approval of minutes and financials*

The minutes of the November 5th 2011 meeting were approved. It was mentioned that the list of recommended plants and trees does not need to be substantially revised, as might have been understood from the November 5<sup>th</sup> minutes, but simply reviewed by an expert.

The financials for November 2011 were approved. As already mentioned before, the Items over budget are the ACC (because our architect helped us with the revisions of the CC&Rs and the preparation of the solar guidelines), legal fees (because of the revisions of the CC&Rs), and street repairs (because of the work done on Cobblestone road – see also below regarding this item).

### *II. Architectural Control Committee*

Nothing new to report, except that Bill has been trying to identify a member of the College Agriculture of Life Sciences who could help with the list of recommended plants and trees.

### *III. Grounds*

Nothing new to report.

### *IV. Security*

There have been some traffic issues, with visitors and residents not going around the fountains the right way, i.e. cutting across the roundabouts. This is also potentially dangerous for pedestrians. It was decided to include a note in the newsletter about this, in particular to mention that we may restrict access to service providers who do not respect traffic rules inside Cobblestone. This topic will also be put on the agenda for the annual meeting.

### *V. Old Business*

- Approval signatures for the new CC&Rs still stand at 79. We currently have five members on the CC&R follow up committee. A few more signatures are expected to be received shortly.
- A lien will be put on both of Mr. Zarifi's properties.
- Regarding the Downer's house, the foreclosure process is not completed yet, and we might be able to recover the overdue fees. Our lawyer will contact the owners' lawyer to discuss/assess the situation.
- There has been no further indication that javalinas are being fed.
- We are still holding the CC&R letter as approvals are still coming in.

### *V. New Business*

- It was also mentioned that we should write a letter to Mr. and Mrs. Downer to indicate that they are still responsible for maintaining their property. This would be a preventive step since no issues have been noted so far regarding the appearance of the property.
- Mailbox lights: Bulbs are being replaced, but some homeowners do not want their mailbox lights to be on or, in some instances, there is no power to the fixture.
- Street markers need to be illuminated so that visitors do not get lost at night. A possibility is to ask homeowners to power the LEDs that are currently used to light the street markers.
- Since we spent \$27K that had not been budgeted on the repairs of Cobblestone Road, \$19,000 were taken out of our reserve.
- There is a tree at end of Cobblestone Road that hangs over the wall and blocks the view of the Fisher and Sherwood residences. This tree is not on Cobblestone property, but its roots extend under the wall and created fissures in the wall. The owner, who initially had no objections to removing the tree, now prefers to keep the tree, but has agreed to keep it trimmed.
- Budget: we discussed capital expenditures that may need to be made next year, in order to include them in the budget for 2012.

- It was mentioned that the trash collection company is charging us about \$970 above what we are collecting. However, a way of reducing the cost for next year has now been found.
- The roads should be in good shape for the next 3-4 years, but we will be fixing broken curbs throughout the property.
- The fountain near the entrance will have to be fixed. There were funds in this year's budget for that purpose, but the work has not yet been done. We could either have it done before the end of the year, or budget \$2700 for fountain repairs for next year.
- It was mentioned that every effort should be made to keep a balanced budget next year. This should however not be difficult to achieve since no major expenses are expected (as opposed to this year because of road repairs). In fact, we will probably have a surplus next year.

## *VI. Adjournment*

Bevan Olyphant adjourned the meeting at 6:57 pm.

The next Board meeting will be held on Monday, January 16, 2012 at 6 pm.

Minutes submitted by Joceline Lega, Secretary