

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, February 11, 2020
Time: 9:00 AM
Location: Cobblestone Office Building 3131 East Ina Rd

Roll Call: Larry Cohn
David Monroe
Alan LaFever
Gordon Lackenbauer
Ron Benson

Homeowners: One homeowner were present

HBS Management Solutions Representatives:
Kristin Fleming and Ivy German

I. Board of Directors Meeting Minutes

The January meeting minutes were reviewed.

Mr. LaFever moved to approve the January 2020 minutes. Mr. Benson seconded the motion and it was unanimously approved.

II. Homeowner Concerns

Jessie Trapp

III. Committee Chairperson Reports: Alan LaFever and David Monroe

A. ACC Report – Alan LaFever

Mr. LaFever reported that there was one paint submittal that was approved. Mr. LaFever inquired about the amount that the Garigan deposit and fees that were paid. Ms. Fleming did not see that the \$1500 builders fee was paid. She will contact the Garigan's and ask them to show that they paid the \$1500 builders fee. If they can not show that it was paid, Ms. Fleming will have the \$20,000 deposit refunded minus the \$1500 builders fee.

IV. Grounds & Safety Update – David Monroe

Landscaping Project

Mr. Monroe reported that fourteen sidewalks needed to be repaired. The CCR's state that the sidewalks are common area, which is the responsibility or the association to repair. The Board agreed to fix the fourteen sidewalks for under \$2500.00

Mr. Monroe presented a second estimate for the landscape project from Turf Tech. This estimate was for the amount of \$295k or \$285k without lighting. The first estimate was

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\$327k including lighting, and conduit. Turf Teck also provided and estimate for the front circle outside of the Cobblestone gates. The estimate amount is \$35k for that phase.

Mr. Monroe moved to approve the first Phase of the landscaping project, only including the circle outside the Cobblestone gates, in the amount of \$35k. Mr. Lackenbauer seconded the motion and it was unanimously approved.

V. Finance – Gordon Lackenbauer

Mr. Lackenbauer reviewed the January financials and the reserve study regarding roads. Mr. Lackenbauer would like to have the roads assessed to see how long the roads life has left to avoid a special assessment.

Ms. Trapp explained to the Board that she discovered that the main water meter to the all of the irrigation is not reading any usage. That is why the water invoice decreased so much in 2019. Ms. Fleming will contact Tucson Water and have them repair the water meter.

Ms. Trapp also reported that there is an irrigation issue at Cathedral Rock and Star Flurry that needs to be repaired. Ms. Fleming will be received and estimate from the landscapers and send the Board for approval.

The 2020 budget was reviewed. The reserve contribution will be added in the amount of \$25k and also \$3k for sidewalk repair.

Mr. Benson moved to approve the 2020 budget as amended, Mr. Monroe seconded the motion and it was unanimously approved.

VI. Old Business

A. Sidewalk Repairs

Discussed earlier in the meeting. Fourteen sidewalks will be repaired.

VII. New Business

VIII. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on Tuesday, March 10, 2020, at the Cobblestone Office Building.

IX. Adjournment

With no further business before the Board, Mr. Monroe made a motion to adjourn the meeting. Mr. LaFever seconded the motion and it carried unanimously at 11:22 a.m.