

# Cobblestone Homeowners Association, INC.

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## January Meeting Minutes

**Date:** Tuesday, January 18, 2022  
**Time:** 9:00 AM  
**Location:** Held Via Zoom  
**Roll Call:**

Alan LaFever  
Doug Dechant  
Kevin Larson  
Gordon Lackenbauer  
Linda Dahl  
Sally Jeffcoat

**Homeowners:** There were six homeowners present via zoom.

**HBS Management Solutions Representatives:** Kristin Fleming

### I. Meeting Minutes

The Board has previously reviewed the December 15<sup>th</sup>, 2021 Board meeting minutes.

*Ms. Dahl moved to approve the December 15<sup>th</sup>, 2021 Board meeting minutes as amended. Mr. Larson seconded; the motion and was unanimously approved.*

### II. Committee Reports

#### **ACC Report- Linda Dahl**

There have been no submittals. The ACC will be meeting on the 20<sup>th</sup> to review all submittals for Lot 12C. They will be reviewing all communication and determine what has been approved to date and what the homeowners are able to move forward with.

#### **Landscape- Sally Jeffcoat**

Ms. Jeffcoat reported that she will be doing a walk thru with Turftek to identify stressed plants and ones that need to be replaced. They will be replanted in April when the weather is warmer. There will be a list finalized for the landscape project before the last payment will be paid to Turftek. Ms. Jeffcoat is waiting to receive the estimates for the irrigation line and to add gravel on the northside of Ina.

Ms. Jeffcoat informed the Board that the landscape RFP was sent to seven different landscape companies, and they were all given the opportunity to provide an estimate for monthly landscape maintenance. There were only 4 bids received. There was not a large difference in the monthly cost for each estimate. The range of hours estimated from 14.5-20 hours per week. The landscape committee met and discussed the companies. They would like to see a smaller company awarded the contract that will take a personal approach with Cobblestone. The top two companies will be interviewed by Ms. Jeffcoat and Ms. Fleming.

The next areas of focus with landscape will be the cul de sacs, which will take place in the summer or fall.

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The list of approved and unapproved plants is continuing to be worked on. A list to clarify which plants are approved, prohibited, what natural areas are and where the right of ways are to make landscape requests clearer to understand. Ms. Jeffcoat and Ms. Dahl would like to have a guide to follow that if you adhere to the guidelines, you do not have to submit for approval.

### III. Review of December's Financials- Kevin Larson

The December financials were reviewed. Please see the attached document.

*Mr. Lackenbauer moved to approve the December financials as presented. Ms. Dahl seconded; the motion and was unanimously approved.*

### Draft Budget for 2022

Mr. Larson provided a draft budget that he would like the Board to approve as a working budget until the community can vote to formally approve it at the annual meeting. The Board would like to review the budget more and table this and hold a special meeting to review the budget. This meeting will be held at the end of the month.

### IV. Old Business

#### A. Action Item List

- **Streets and Reflector Update**

Ms. Fleming has been working with Sunland asphalt and is waiting for the scheduled date.

- **Palm Tree Trimming**

The palm tree trimmings have been completed. Ms. Fleming is meeting with Horticulture Unlimited to verify the trees that need to be trimmed. The Board agreed that if the estimate has all the correct trees on it that it is a great price.

- **Trash Can Visual Shield Status**

Ms. Fleming received a cost from HBS maintenance for around \$300. The Board agreed that it was approved to move forward for that cost.

#### B. CC&R Update

Mr. Lackenbauer reported that the advisory committee has been meeting each week. They think it will be a better idea to circulate a draft ballot before the annual meeting feedback, questions and conversation at the annual meeting. The main changes will be the short term rental and lowering the total number of votes for the community to change the CC&R's. By dropping the threshold from 75% to 66% this will still need 86 votes before anything can be changed. The current requirement is 98 votes. Also, a change to require all members to subscribe to the community garbage service and preventing the ability to subscribe to another garbage service. The rest of the changes are cleaning the document.

#### C. New Board and Homeowner Books

Ms. Dahl has a long list of what she believes is needed to be added to the book. She will continue to work on it. Mr. Dechant will also start working on the Board member book.

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## **D. Website Committee**

Mr. LaFever would like to form a small committee of volunteers to have a website committee.

## **E. Annual Meeting**

The Board decided to hold the Board meeting on March 22<sup>nd</sup> at 5:00pm via Zoom.

## **G. Buffelgrass Update**

Ms. Dahl reported that she has meeting on Thursday. There have also been two federal grant applications submitted on behalf of Cobblestone to clear the buffelgrass on federal area. One was approved for \$5,000.

## **V. New Business**

### **A. Ina Rd. Electrical**

Mr. LaFever has been working with Hakins Electric. Most of the electricity on Ina has been fixed. There are still a few lights on the South side of the Ina that need to be repaired.

### **B. Street Lighting**

Mr. LaFever has used some of the old lighting from the landscape project on the street signs. He believes more can be used to make the street signs more visible.

### **C. Gate and Office Phone numbers**

The office and gatehouse phones are in working condition and are now through MagicJack.

## **VI. Homeowner Forum**

Mr. Rob Castello shared his thought of the importance of the street reflectors. He also asked that future assessment statements be mailed sooner.

## **VII. Next Board Meeting**

The next Board of Directors meeting will be at 9:00 a.m. on February 15<sup>th</sup>, 2022.

## **VIII. Adjournment**

With no further business before the Board, Ms. Dahl made a motion to adjourn the meeting. Mr. LaFever seconded the motion and it carried unanimously at 11:00 a.m.