

Cobblestone Homeowners Association, INC.

October Meeting Minutes

Date: Tuesday, October 19, 2021
Time: 9:00 AM
Location: The Cobblestone Office
Roll Call:

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

Homeowners: There were four homeowners present via zoom.

HBS Management Solutions Representatives: Kristin Fleming

I. Board of Directors Meeting Minutes

The Board has previously reviewed the August 17th, August 20th, August 23rd, September 1st, and the September 21st Board meeting minutes.

Mr. Larson moved to approve the August 17th, August 20th, August 23rd, September 1st, and the September 21st Board meeting minutes as amended. Ms. Dahl seconded; the motion and was unanimously approved.

II. Committee Reports

ACC Report- Linda Dahl

Ms. Dahl reported she is waiting on one submittal that hasn't been received. There was also one submittal for a surrounding wall to be painted and the stucco repaired.

Landscape- Sally Jeffcoat

Ms. Jeffcoat stated that Phase III has been completed. Phase IV will soon begin which includes the east wall of the gate house. Ms. Jeffcoat and Jack Hamilton are meeting to purchase plants for Phase IV. The center islands near the gatehouse were too bare. Labeled purple flags have been placed in the center islands where additional plants will be planted with the names of the plants. On or around October 27th Phase IV should be complete. A walk through for Phase III will be done to count the plants and reconcile how many plants were used. Jack Hamilton and Shelly Abbot are still working on the modification for Phase V. Phase V will be a 60-day project starting November 1st. Mr. Hamilton has agreed to treat the turf for any weeds that grow through for a year.

Ms. Jeffcoat will be meeting with the Walsh's to see what their plans are with their property. A few possible options are for Cobblestone to purchase the property, build a wall, or to leave the land and let it naturally grow back.

Cobblestone Homeowners Association, INC.

Ms. Dahl addressed the Northside of Ina that was cleaned by Las Palmitas. She believes it may need plantings and that the community may be upset with how it looks. Ms. Jeffcoat will ask the Landscape Committee to give their input.

Ms. Jeffcoat and Ms. Fleming are working with Las Palmitas to create a new contract. We need to know what will be done each week with the 8 hours contracted. Roundabouts were discussed with Manual and how we should move forward with improving their looks. Ms. Jeffcoat thinks maybe contacting homeowners near the roundabouts to see if they would like to donate plants could be an option.

III. Review of September's Financials- Kevin Larson

Mr. Larson reported on the September financials are consistent with last month. He reported that there are four construction deposits being held for the total amount of \$23k. The \$500 overpayment has been collected from the homeowner. \$100k was transferred from the Fidelity account to the B of A to help fund the progress payments of the landscape project.

Mr. Larson moved to approve the September financials as presented. Ms. Dahl seconded; the motion and was unanimously approved.

IV. Old Business

A. Action Item List

- **Streets and Reflector Update**

Ms. Fleming has reached out to Sunland to finish the repairs from Ace Asphalts crack seal project. They will be scheduling in December or January.

- **Street Sweeper**

The street sweeper would like to schedule the streets to be cleaned on Saturday Oct 30th. The Board agreed to allow the street sweeper in on a Saturday.

C. Buffelgrass Update

Ms. Dahl reported that unfortunately the treatment window had closed before the Coronado National Forest's contractor was able to treat the area abutting Cobblestone. The treatment has been postponed until the first rains in the Winter. The rains will hopefully green up the grass and it can then be treated. Cobblestone is now on National Forest spotlight and should be treated in the Spring when the buffelgrass starts to grow and turn green and can start to be treated. NAU is also using Cobblestone as an experimental plat for their treatment of the buffelgrass. Ms. Dahl explained that the homeowners that were written letters regarding their buffelgrass on their lots responded very quickly in taking care of their lots.

D. CC&R Update

Mr. Lackenbauer stated that a number of applicants were received for the advisement committee. The Board will need to decide who to ask to participate.

Cobblestone Homeowners Association, INC.

V. New Business

A. Ms. Dahl brought up the drainage culverts and suggested that they be looked at and possibly cleared before the next monsoons.

B. Ms. Dahl stated that the ARC is working on new language for paint colors

VI. Homeowner Forum

A homeowner asked about Halloween and if there will be trick or treaters.

VII. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on November 16th.

VIII. Adjournment

With no further business before the Board, Ms. Jeffcoat made a motion to adjourn the meeting.

Mr. Larson seconded the motion and it carried unanimously at 10:00 a.m.