

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, October 20, 2020
Time: 9:07 AM
Location: Meeting Via Zoom

Roll Call: Doug Dechant
David Monroe
Alan LaFever
Gordon Lackenbauer
Ron Benson- Not Present

Homeowners: John James- For Watson Project
Karl Watson
Richard Trebesch

HBS Management Solutions Representatives:
Kristin Fleming

I. Board of Directors Meeting Minutes

The September 2020 meeting minutes were reviewed.

Mr. Lackenbauer moved to approve the September 2020 minutes. Mr. Dechant seconded the motion and was unanimously approved.

II. Committee Reports

ACC Report- Doug Dechant

Mr. Dechant explained that revised plans had been received regarding the Watson request for the cutout. After reviewing the revision of the plans Mr. Dechant requests the Board to approve the cutout due to a safety issue to not have the area for trucks to pull out. The neighbors have also been notified and had no issues. The Board requested that the cutout is made of concrete and not asphalt, that way the association does not end up maintaining the cutout. They also would like to make sure that any oil stains are cleaned regularly to make sure the concrete stays clean.

Mr. LaFever moved to approve the revised plans for the cutout for the Watson house. Mr. Dechant seconded the motion and was unanimously approved.

They are also two other complaints. One regarding lights in the front yard and the other is an exterior water tank and turf that was laid in the front yard. Ms. Fleming is addressing the complaints with the homeowners.

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Grounds and Safety Update- David Monroe

Mr. Monroe reviewed the landscape that was planted at the front entrance. Some of the landscaping was looking very stressed. Anne Vandenburg and Shelly Abbott would requests to add more plants to the front entrance. An estimate was received that included 31 additional plants including 3 saguaros, 4 Chuparosas, 2 Ocotillos, and many other lantanas. They will maintain and will be watering them for 30 days.

Mr. Monroe moved to approve the estimate in the amount of \$2440.00. Mr. Lackenbauer seconded the motion and was unanimously approved.

III. Review of September's Financials- Gordon Lackenbauer

Mr. Lackenbauer reviewed the September financials there are a few line items that are over budget due to timing on when invoices were paid. The delinquencies are not too bad at this time. There is still the issue of the check that has not been taken care of regarding a check that was written for \$300.00 less due. Ms. Fleming is discussing this issue with Erin Kousen and Barbara Schmitter with HBS to have it resolved.

Mr. LaFever moved to approve the September financials. Mr. Monroe seconded the motion and was unanimously approved.

IV. Old Business

A. Camera Update

Mr. Dechant is meeting with Acura to see what is needed for an electrician to be done.

B. Action Item List

- **Rural Metro Fire Contract**
Letter were mailed to all homeowners who do not subscribe to Rural Metro. Homeowners will now directly contact Rural Metro to sign up.
- **Street Sign Lighting**
Mr. LaFever asked if Mr. Dechant and Ms. Fleming to look into a different light. There have been lights that have been missing for years.
- **Reserve Study**
One hard copy was maintained, and the link will be emailed to the other members.
- **Reflectors**
Mr. LaFever and Ms. Fleming will be meeting with Ace to find all missing reflectors. The rover will mark reflectors that are not reflective.

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- **Tree Trimming**

The contractor was signed and will be scheduled in early December.

- **Bi-Law Update**

The meeting with the attorney was held yesterday. Mr. Lackenbauer will revise what he believes needs to be changed in the Bi-laws and have the Board reviewed. Once approved they will be sent to the attorney for final approval before homeowner approval.

V. New Business

VI. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on November 17th via Zoom.

VII. Adjournment

With no further business before the Board, Mr. Dechant made a motion to adjourn the meeting. Mr. LaFever seconded the motion and it carried unanimously at 9:58 a.m.