

# Cobblestone Homeowners Association, INC.

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## November Meeting Minutes

**Date:** Tuesday, November 16, 2021  
**Time:** 9:33 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 October 20<sup>th</sup>, 2021 Board meeting minutes.

*Mr. Larson moved to approve the October 20<sup>th</sup>, 2021 Board meeting minutes. Ms. Dahl seconded; the motion and was unanimously approved.*

### II. Committee Reports

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

Ms. Dahl reported that there have been two requests. One was a roof recoating and another for an outdoor fireplace that was approved with conditions. All requests continue to be reviewed by the full committee.

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

Ms. Jeffcoat informed the Board that Phase V started on November 1<sup>st</sup>. Turf Tek has been prepping the South side of Ina Road for the lighting and plantings. There will be 243 plantings and trees with the goal to implement as close as possible for the South side of Ina to the design that Shelly Abbott has done. Jack has also installed additional plants in the islands near the gatehouse. The third roundabout will be installed as planned. This will be completed by the Christmas holiday. Ms. Jeffcoat has also continued to work with Jack Hamilton on reviewing the plants that were planted that need to be replaced. The plants will be monitored for the next few months. All the plantings are guaranteed for one year. The decomposed granite that was a mixture of rocks and fine granite will be filled in and more rocks will be added to some areas, so it doesn't look so thin.

The South side of Ina's plan had to be modified due to a piece of the property that Cobblestone did not own. The Landscape committee is still evaluating if it would be in the best interest to purchase the piece of land or to build a wall. Jack Hamilton is working on an estimate to build

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the wall and will provide that to Ms. Jeffcoat. The other option is to leave the land as is and let the desert naturally grow back.

The next landscape meeting will take place the first week of December.

There have been several meetings with Las Palmitas to finalize a landscape contract, since there has not been one in place. The draft contract has been passed on for input from the landscape committee. A final review will be passed on to the Board, and feedback should be sent to Ms. Jeffcoat or Ms. Fleming. The next upcoming project will be the cul de sacs in the community. The landscape committee will provide suggestions on how to improve the roundabouts and possibly have homeowners on each cul de sacs provide their feedback.

Ms. Jeffcoat addressed that there have been some concerns regarding the North side of Ina looking bare. Ms. Dahl expressed that she does believe it looks very empty and the area looks like it has been prepared for work that is not going to be done. She would like to see possibly repeating plants along with a drip on the North side installed. Ms. Jeffcoat will speak to Jack Hamilton for suggestions.

A homeowner suggested that gravel could be added to the area.

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

Mr. Larson reported that the October monthly expenses were in line with expectations. Landscape Update payments to Turf Tek were \$96k. To fund the contract payments and expected payments in November, \$200k was transferred to the BofA checking account from the Fidelity account. The Fidelity account has a remaining balance of \$450k. The current projected cost for Landscape Update Phase II through Phase V remains at about \$395k, which includes the additional plants that were referenced by Sally Jeffcoat. Mr. Larson indicated he is working on the 2022 budget and evaluating an appropriate change to the annual homeowner assessment. Last year the assessment by \$100 per year/per single lot. The 2022 assessment needs to be finalized by the board soon. Cost pressures to raise the assessment include higher, more competitive wage rates for the gatehouse staff. Mr. Larson noted that costs items related to Landscape Update should be lower such as water costs and landscape maintenance.

***MS. Jeffcoat moved to approve the October 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 have told us we need to walk the community to show them where it needs to be filled. Ms. Fleming is waiting on a scheduled date that Sunland can come out.

- **Palm Tree Trimming**

Ms. Fleming received an estimate on having the palms trees trimmed in the community. The estimate for Desert West cost was \$2,100. The Board agreed to move forward with the palms being trimmed. Ms. Fleming will obtain other estimates for the trees to be trimmed.

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## **C. Buffelgrass Update**

Ms. Dahl reported that it needs to rain before anything can move forward. Ms. Dahl will ask Ms. Fleming to add it back to the agenda once there is news to report.

## **D. CC&R Update**

Mr. Lackenbauer stated that he has sent an email to the homeowners that were selected for the advisory committee. He would like to hold his first meeting the week after Thanksgiving.

## **V. New Business**

### **A. Annual Meeting**

The Board would like to hold an in person annual meeting. Ms. Fleming will email the "Call for candidates" form to the community. Ms. Fleming will contact Hacienda Del Sol and see if they have available date for March 22<sup>nd</sup> or April 5<sup>th</sup> and report back to the Board. Further discussion will be held in December to determine if the meeting will be in person or via zoom.

### **B. Board and New Homeowner Books**

Mr. LaFever would like to see the new Board member books and a new homeowner book made for the community. Ms. Dahl has volunteered to create the new homeowner books. Mr. LaFever asked the Board to send what each person thinks is relevant to have in a Board book and Ms. Fleming is happy to create the book.

## **VI. Homeowner Forum**

## **VII. Next Board Meeting**

The next Board of Directors meeting will be at 9:00 a.m. on December 15th.

## **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 10:18 a.m.