

Cobblestone Homeowners Association, INC.

December Meeting Minutes

Date: Wednesday, December 15, 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 two homeowners present via zoom.

HBS Management Solutions Representatives: Kristin Fleming and John Herbers

I. 2022 HBS Contract

The Board and John Herbers, the owner of HBS, discussed the 2022 contract and the expectations for the coming year. They also discussed the cost increase for the gatehouse, to increase their hourly wage and starting the starting wage.

Mr. Herbers explained that the hourly increase would not be right away. There would be a review period and attendance qualifications for the increases and additional bonus'. Starting wages would be between \$14.00-\$15.00.

The current contract is \$230,000 per year for the gate management. With such a large increase being proposed (21%) for the gate contract the Board would like to verify that the funds are going towards the gate staff. Mr. Herbers will review the cost and will report back to Kevin Larson.

Regarding the management contract, the Board would like to have a plan on what to expect in 2022. They would like to establish goals for the year to come.

The Board and Mr. Herbers agreed that a quarterly contract can be created until everyone is comfortable with the rates.

II. Meeting Minutes

The Board has previously reviewed the November 16th, 2021 Board meeting minutes.

Ms. Dahl moved to approve the November 16th, 2021 Board meeting minutes. Mr. Dechant seconded; the motion and was unanimously approved.

III. Committee Reports

ACC Report- Linda Dahl

Ms. Dahl reported that there have been no new requests. The committee has been busy getting a handle on the Rules and Regulations and the updates that should be made. This also includes

Cobblestone Homeowners Association, INC.

incorporating County rules. The committee will also be working on making the Rules and Regulations reflect the same rules in the CC&R's.

Landscape- Sally Jeffcoat

Ms. Jeffcoat informed the Board that the landscape committee met a few weeks ago. The focus was making the cul de sacs a new priority. Each cul de sac consists of different plant lists. Some also have dead or dying vegetation. There are only half that currently have a water supply. The committee would like to see a level of standardization.

The landscape RFP has been sent to six companies. One company did decline the opportunity. January 10th is the target date to have all estimates back. Once received the landscape committee will review the proposals and provide the Board with a recommendation. Ms. Jeffcoat asked the Board if they would be interested in having a once a year clear up by the landscape company. That was not decided.

Ms. Jeffcoat updated the Board on the Walsh property. The Walsh's have said they have received the appraisal on their land but would discuss with Ms. Jeffcoat when they return from vacation.

Ms. Jeffcoat provided the landscape project update. There were a number of possible improvements that Ms. Jeffcoat is waiting to receive an estimate from Turftek, including 4-5 feet of gravel in bare areas, and also a drip line being installed on the north side of Ina. The target date for completion for the project was the 15th of December and is now the end of the month. Ms. Jeffcoat was also contacted by a homeowner in a neighboring community regarding a barb wire fence that they would like to have removed. Ms. Fleming will contact the homeowners that abut the fence to see if they would agree to having the barbwire removed.

IV. Review of November's Financials- Kevin Larson

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

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

V. Old Business

A. Action Item List

- **Streets and Reflector Update**

Ms. Fleming has a scheduled time a date to go through the community to identify the cracked areas that need to be filled again on the 17th.

- **Palm Tree Trimming**

The palms trees are scheduled to be trimmed on the 20th-21st.

B. CC&R Update

Mr. Lackenbauer stated that the Advisory Committee has been working well together. They have a short list of critical items to address. Once the committee has agreed on the changes they will be reviewed by legal. Once legal has approved the proposed changes, they will be brought to the Board for review and approval.

Cobblestone Homeowners Association, INC.

C. New Board and Homeowner Books

The Board will continue to work of the books in the future.

VI. New Business

A. Website Committee and Communication

Mr. LaFever brought up the idea of a website committee to continue the ongoing maintenance and updates to the Cobblestone website. The Board asked for a few old items to be removed from the website which Mr. LaFever will take care of.

VII. Homeowner Forum

Mr. Kingston requested that his neighbor's tree be trimmed. The Board would like Ms. Fleming to obtain legal advice on the trees that have been growing over 15 feet for years if there is any action that can be taken.

VIII. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on January 18th, 2022.

IX. 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 12:14 p.m.