

Cobblestone Homeowners Association, INC.

March Meeting Minutes

Date: Tuesday, March 15, 2022
Time: 9:00 AM
Location: Cobblestone Office
Roll Call:

Alan LaFever
Doug Dechant
Kevin Larson
Gordon Lackenbauer
Sally Jeffcoat

Homeowners: There were two homeowners present.

HBS Management Solutions Representatives: Kristin Fleming

I. Meeting Minutes

The Board has previously reviewed the February 15th, 2022 Board meeting minutes.

*Ms. Jeffcoat moved to approve the February 15th, 2022 Board meeting minutes as amended.
Mr. Larson seconded; the motion and was unanimously approved.*

II. Committee Reports

ACC Report- Salley Jeffcoat

Ms. Jeffcoat reported that the ACC is reviewing a new application for the Sandroff's. The community communication was sent to the homeowners, the deadline for feedback is March 14th. She reported that Cobblestone has now obtain an architect, Kim Acorn. The ACC will have another meeting on March 16th. At the February ACC meeting the ACC discussed procedures. The ACC did receive a letter from Larry Hemmerich, it will need to be reviewed.

Landscape- Sally Jeffcoat

Jesse Trapp has accepted the Landscape Chair position. Safari Landscape started in the community on March 2nd. Safari is working Jack Hamilton on keeping the new landscape maintained. There was one leak that was under warranty, it was repaired.

III. Review of February's Financials- Kevin Larson

Mr. Larson reported on February's financials. He stated that February expenses are in line with the budget. There are only two homeowners that have not paid their dues, besides the homeowner in collection. The total collected in the past two months was over \$250,000. The state and federal taxes will be completed. The engagement letter will be sent to Mr. Larson. The Board asked if the lighting that was completed on Ina can be reallocated to be paid from the reserve account. Ms. Larson will address that.

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Mr. Lackenbauer moved to approve the February financials as presented. Mr. Dechant seconded; the motion and was unanimously approved.

IV. Old Business

A. Action Item List

- **Streets and Reflector Update**

Over 200 reflectors have been replaced. There were two streets that were missed. The rover will mark all the reflectors that are still in need of replacement on those two streets.

- **Trash Can Visual Shield Status**

Ms. Fleming presented a new estimate not to exceed \$525.00. The Board agreed to move forward with the project. Ms. Fleming will have this completed.

B. CC&R Update

Mr. Lackenbauer reported he is still working on the amendment. This will be sent separately from the annual meeting mailings.

C. New Board and Homeowner Books

This is tabled until June.

D. Buffelgrass Update

There was no update at this time.

E. Street Sign Lighting

This is currently on hold until Mr. LaFever will be able to build a bracket for the lights.

F. Ina Rd. Electrical Issue

Hawkins Electric has completed most of the lighting issues on Ina. There are still some problems with the southwest corner of Ina rd. To repair this may require digging up a large area. Mr. LaFever believe there is a problem in the gatehouse that he will troubleshoot.

V. New Business

A. Annual Meeting Agenda

The mailing was sent to the Board and reviewed. Mr. Larson would like the ballot moved to the front of the packet before mailing.

B. New Management Company

The Board has met with alternative management companies. After reviewing cost, the community will be saving a significant amount of funds to sign the management and gate contract with Paul Ash. Paul Ash will be assigning a manager that will be on site for 20 hours per week and also have less communities to manage in addition to Cobblestone. The contract with HBS will terminate as of April 30, 2022.

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Mr. Lackenbauer moved to approve signing the management and gate contract with Paul Ash. Ms. Jeffcoat seconded; the motion and was unanimously approved.

VI. Homeowner Forum

Mr. Kingston asked if there would be a new manager. Also, a question on how to enforce the tree heights. The Board continues to work on this.

Mr. Mouton asked if there would still be a community wide buffelgrass treatment. Currently homeowners are responsible to clear their lots of buffelgrass. It may be possible that Safari might be able to assist with this in the future.

VII. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on May 17th, 2022.

VIII. Adjournment

With no further business before the Board, Mr. LaFever made a motion to adjourn the meeting. Mr. Lackenbauer seconded the motion and it carried unanimously at 9:55 a.m.