

# Cobblestone Homeowners Association, INC.

---

## May Meeting Minutes

**Date:** Tuesday, May 18, 2021  
**Time:** 9:04 AM  
**Location:** The Cobblestone Office  
**Roll Call:**

Alan LaFever  
Doug Dechant  
Kevin Larson  
Gordon Lackenbauer  
Linda Dahl

**Homeowners:** There were three homeowners present.  
**HBS Management Solutions Representatives:** Kristin Fleming

**HBS Management Solutions Representatives:**  
Kristin Fleming

### I. Board of Directors Meeting Minutes

The April 20<sup>th</sup>, 2021, and May 4<sup>th</sup>, 2021, meeting minutes were reviewed.

*Mr. Larson moved to approve the April 20<sup>th</sup> and May 4<sup>th</sup> meeting minutes. Mr. Lackenbauer seconded the motion and was unanimously approved.*

### II. Committee Reports

#### **ACC Report- Doug Dechant and Linda Dahl**

Mr. Dechant reported that there have not been many new submittals. The house has not been completely painted at 7400 Moon Spirit. The greenhouse is still an open issue. Ms. Dahl will be taking over communication with the homeowner regarding the greenhouse.

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

Ms. Jeffcoat reported that she is currently getting up to date with the landscape committee and projects. There was a meeting held with Shelly Abbot and the landscape committee that Ms. Abbott explained the lines of demarcation and the different phases. They did spend a lot of time on the planting list and making sure the items were in line with the budget. The schedule will allow the grass to die in June, irrigation will begin in July and the plantings will start around September.

A safety concern was brought up regarding the curb in front of the gatehouse and that cars sometimes have to drive into oncoming traffic. This will be something the landscape committee can discuss options for and possibly move the drain and curb further back, so they are not a road hazard.

# Cobblestone Homeowners Association, INC.

---

## III. Review of April's Financials- Gordon Lackenbauer

Mr. Lackenbauer explained that the financials remain in good order. Some line items appear to be under budget. This will even out by the end of the year since some budgeted items are spread throughout 12 months rather than having the expense reflect in a specific month.

*Mr. Lackenbauer moved to approve the April financials as presented. Mr. LaFever seconded the motion and was unanimously approved.*

## IV. Old Business

### A. Camera Update

Mr. LaFever explained the cameras are in good working order. The video are stored for around 30 days if needed.

### B. Action Item List

- **Reserve Study**  
The Reserve Study has been finalized and added to the website.
- **Reflectors/ Street Repairs**  
Ms. Fleming has followed up with ACE Asphalt several times. Ace has given dates that they will fill the cracks in the community again.
- **Fountain and Wall Painting**  
The painters have slowly been painting. The job is not completed at this time. Ms. Fleming has created a punch list for the painters to complete before the payment will be approved.

## V. New Business

### A. Flagpole Rules

The Board discussed the current rules of flying a flag. There were a number of concerns with the current guidelines. Ms. Dahl will create a draft to update the rules and have the Board review them. A survey may also be sent to homeowners to see how they feel with different flags throughout the community.

### B. Compliance

Ms. Dahl would like to start working with Ms. Fleming on the compliance issues in the community.

### C. CC&R Updates

Mr. Lackenbauer will start reviewing the items that should be revised to the CC&R's. The Board members will send their suggestions Mr. Lackenbauer and he will begin to work with the association attorney on the modifications.

### D. Project Tasks and Assignments

This discussion will be tabled until the next meeting.

# Cobblestone Homeowners Association, INC.

---

**VI. Homeowners Forum**

**VII. Next Board Meeting**

The next Board of Directors meeting will be at 9:00 a.m. on June 15<sup>th</sup>.

**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 10:46 a.m.