

Cobblestone Homeowners Association, INC.

June Meeting Minutes

Date: Tuesday, June 15, 2021
Time: 9:00 AM
Location: The Cobblestone Office
Roll Call:

Alan LaFever
Doug Dechant
Kevin Larson
Gordon Lackenbauer
Linda Dahl

Homeowners: There were four homeowners present.

HBS Management Solutions Representatives: Kristin Fleming

I. Board of Directors Meeting Minutes

The May 18th, 2021 meeting minutes were reviewed.

Mr. Larson moved to approve the May 18th, 2021 meeting minutes. Mr. Dechant seconded; the motion and was unanimously approved.

II. Committee Reports

ACC Report- Linda Dahl

Ms. Dahl reported that she has been working with Pam Henderson and they were able to find the full 9 pages of the approved plant list. They will continue to work together to create an updated plant list.

Ms. Dahl met with the owner of 7370 N. Catalina Ridge regarding the painting of the home and greenhouse issue. She received a detailed landscape plan and also discussed with the homeowner the unacceptable overnight street parking and the dangers it creates.

The Board would like to have a legal opinion on “grandfathering” the existing greenhouse and that allowing this greenhouse to remain, that the ACC can deny future similar structures. Ms. Fleming will contact the association attorney to clarify.

Landscape- Sally Jeffcoat

The contract has been executed with Turf Tek and Economy Plumbing for phases 1-4. The landscape architect was secured for phase 5. The cub cut near the parking space by the gatehouse is being evaluated to be relocated, the estimate is expected soon. The water has been turned off to the grass and to the plants that will be removed. All plants that will be retained are still being watered. The irrigation work will begin on June 21st. Ms. Jeffcoat also noted that the plantings in phase 1 have been looking distressed. A deep watering was done, and the water was turned up to assist the plants during the heat wave.

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III. Review of May's Financials- Kevin Larson

Mr. Larson explained there were no surprises with the monthly expenditures. There are some differences related to the budget projection which are only timing issues and will be trued up by the end of the year.

Mr. LaFever asked for an update on the \$500 construction deposit that was refunded twice, once to the homeowner and once to the contractor. Ms. Fleming will follow up with the account specialist for an update.

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

IV. Old Business

A. Action Item List

- **Streets and Reflector Update**

Ms. Fleming met with Ace Asphalt again regarding the cracks that were not filled. A number of the cracks were not large enough to fill at this time. The Board would like to offer to pay 80% of the crack fill project and 100% of the reflectors that were replaced and have Ace come back during the cooler months at no charge to fill the larger cracks. Once satisfied Cobblestone will pay the remaining balance due.

- **Fountain Repair**

Mr. LaFever and Mr. Cantonwine cleaned the fountain pumps and discovered a large leak. The repair is scheduled to be started in the next few days. An additional pump is being replaced that stopped working. An estimate will be obtained for regular maintenance on the fountain.

- **Sidewalks**

Ms. Fleming presented the updated estimate from Copper Hill Construction for the Board to review.

Mr. LaFever moved to approve the Copper Hill Construction estimate in the amount of \$10,267. Mr. Dechant seconded; the motion and was unanimously approved.

B. Flagpole Rule

The Federal and Arizona state law states that the association must allow the Arizona State, United States, Tribal Nation, and the Gadsden flag. It does not require that other flags need to be approved. In the proposed rules the illumination and noise concerns have been addressed. The setbacks for the location of the flagpoles were discussed. A final version of the rules will be sent via email for review to the Board. A survey may be sent out via the website for the possibility of other flags being approved.

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C. CC&R Updates

Mr. Lackenbauer has been in contact with the association attorney on the best way to move forward with the CC&R update. Since the requirement for approval is 75% of homeowner's, Mr. Lackenbauer explained that the voting would be best done in ballot form. That way if one topic is not approved it does not eliminate all other updates from being approved.

D. Roles and Responsibilities

This discussion will be tabled until the next meeting.

V. New Business

VI. Homeowners Forum

VII. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on July 20th.

VIII. Adjournment

With no further business before the Board, Mr. LaFever made a motion to adjourn the meeting. Mr. Dechant seconded the motion and it carried unanimously at 10:40 a.m.