

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, June 9, 2020
Time: 9:00 AM
Location: Meeting Via Zoom

Roll Call: Doug Dechant
David Monroe
Alan LaFever
Gordon Lackenbauer
Ron Benson

Homeowners: Four homeowners were present

HBS Management Solutions Representatives:
Kristin Fleming

I. Board of Directors Meeting Minutes

The May 12th, 2020 meeting minutes were reviewed.

Mr. Dechant moved to approve the May 12th, 2020 minutes. Mr. Monroe seconded the motion and was unanimously approved.

II. Committee Reports

ACC Report- Doug Dechant

Mr. Dechant provided wording to add to the Rules and Regulations regarding cutouts. Stating the "Street Cutouts for maintenance and/or guest parking have to be approved by the HOA. These are strongly discouraged and will be reviewed on an exception basis."

Mr. LaFever moved to approve the cutout language to be added to the Rules and Regs. Mr. Monroe seconded the motion and was unanimously approved.

Grounds and Safety Update- David Monroe

Cobblestone Front Gate- David reported that he has collected estimates to repaint the front gate. Mr. LaFever will look at a gate house that was painted by Ms. Fleming's suggested painter and report back the Board on if he feels they should be awarded painting the Cobblestone gate.

Reflectors- Ms. Fleming has spoken to Ace Asphalt regarding missing reflectors. She is waiting to hear back from their third-party company to confirm if reflectors were installed or not that were paid for in 2018. She will report back to the Board.

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Lights in the community- Mr. Dechant reported that the lights at the front entrance are older lights and he believes that the newer lights should be installed. Mr. Dechant and Mr. LaFever will complete this task together.

Mr. LaFever moved to update the front entrance lighting to the newer lighting. Mr. Dechant seconded the motion and was unanimously approved.

III. Review of May's Financials- Gordon Lackenbauer

The May financials were not available at the time of the meeting. Mr. Lackenbauer reported that the contract was sent for the Reserve Study. They have requested financial information and the current budget. An on-site visit will be held in the upcoming weeks.

IV. Old Business

A. Camera

Mr. Dechant and Mr. LaFever have met an electrician regarding the cameras. This is still in process.

B. Website Update

Mr. LaFever updated the Board on the progress of the Cobblestone Website. The website was virtually shared on the call and reviewed.

C. Action Item List

- **Garbage Collection**
The Board agreed that all homes that have a lot should be paying the same amount in trash. A letter will need to be mailed to each homeowner stating that they will need to pay the delinquent trash amount.
- **Comcast Letter Update**
Mr. Dechant delivered a letter to the Comcast manager directly at the local office. He was told that the area would be cleaned and put back to the condition that it was prior to the work that was completed.
- **Amend the Bi-Laws for number of Board Members**
For the next annual meeting mailing, there will be additional items added to the ballot, one item will be to increase the number of Board members allowed.
- **Easement Update**
Ms. Fleming is continuing to contact Pima County to find out who is to maintain the front circle in the community.
- **Rural Metro Fire Contract**
Ms. Fleming is working on contacting Rural Metro regarding an all-inclusive contract to see if a discount will be offered. She will report back to the Board.

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V. New Business

A. Board Meetings Dates

The Board meetings will be held on the third Tuesday of each month due to the financials not being ready for the meetings when held a week earlier.

B. Dog Pick up Reminder

An email reminder with a few topics will be sent to homeowners.

C. Open House Policy

Mr. Dechant will contact the attorney to see if a stricter policy can be added to ensure the vehicles entering the community looking at the open house are also leaving.

D. Cul De Sac Parking

Notices will be sent to homeowners regarding parking on the streets. Following the violation process this can lead to fines if it continues.

VI. Next Board Meeting

The next three Board of Directors meeting will be at 9:00 a.m. on July 21, August 18th and September 15th via Zoom.

VII. Adjournment

With no further business before the Board, Mr. Monroe made a motion to adjourn the meeting. Mr. LaFever seconded the motion and it carried unanimously at 10:24 a.m.