

Cobblestone Homeowners Association, INC.

July Meeting Minutes

Date: Tuesday, July 20, 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 five homeowners present.

HBS Management Solutions Representatives: Kristin Fleming

I. Board of Directors Meeting Minutes

The June 15th, 2021 meeting minutes were reviewed.

Mr. Larson moved to approve the June 15th, 2021 meeting minutes. Ms. Jeffcoat seconded; the motion and was unanimously approved.

II. Committee Reports

ACC Report- Linda Dahl

Ms. Dahl reported that there was a submittal for a home repaint that was approved. Lot 23CR has an ongoing landscape project that is currently on hold. The homeowner has covered the greenhouse with a Desert Tan cloth.

Lot 12C was waiting for Pima County approval. They just received the Pima County approval for the footers for the wall. One contractor is building both the wall and pool.

Landscape- Sally Jeffcoat

The Landscape Design is moving onto Phase 5. There is a meeting scheduled for July 21, 2021 to discuss the final recommendations. Once complete the drawings will be sent to the Board for approval.

The neighbors to the South side of Ina brought to the attention of the community that the Phase was designed over their property line. They had a survey done on their property. There are stakes with pink ribbon to show the location of the property line. Ms. Jeffcoat will work with the homeowners to discuss a possible option with them regarding the land. If they are unwilling to work with the association the landscape plan will need to be reworked.

III. Review of May's Financials- Kevin Larson

Mr. Larson explained that he had received the water meter usage spreadsheet from HBS. Nine out of the eleven meters did not have water usage. There was also a summary of deposits also

Cobblestone Homeowners Association, INC.

provided with \$43k to keep track of. Mr. Larson would like to collect all the information for the Landscape project to follow and make sure that it stays on budget.

There were no expenses out of the normal monthly spending on the income statements.

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

IV. Old Business

A. Action Item List

- **Streets and Reflector Update**

The 80% balance was paid to Ace Asphalt with the agreement that when they complete the job in the fall the remaining balance will be paid. The street reflectors will be evaluated at that time.

- **Fountain Repair**

Mr. LaFever have signed a weekly contract for the fountain to be serviced. They will start weekly service on August 10th.

- **Sidewalks**

The sidewalk repairs have started. The work is going well so far.

B. Flagpole Rule

The Board was given two version of the new flagpole policy for the Rules and Regs. They reviewed both versions and agreed to first version which states; “a ground mounted flag may not exceed the height of the roof, or 15 feet, whichever is lower, and the minimum distance of the flagpole from any side or rear line lot line may not be less than 15 feet. The minimum distance from the front property line may not be less than 20 feet.”

There is currently no language for additional flags such as, college teams or seasonal flags. The Board will address these if any issues arise.

Mr. LaFever moved to approve the Flagpole Policy as amended. Mr. Larson seconded; the motion and was unanimously approved.

Ms. Dahl will send a final draft to the Board via email for approval.

C. CC&R Updates

Mr. Lackenbauer has emailed the Board a list of items to be addressed in the CC&R update. He would like the Board to review and send him any feedback. The CC&R amendment should start with updating the most important changes that need to be implemented first. This will be done with a ballot form voting process. Mr. Lackenbauer explained that it may be helpful to have a weekly meeting to discuss any questions or concerns. He will then follow up with the association attorney.

Cobblestone Homeowners Association, INC.

V. New Business

A. Exterior Colored Light Bulbs

Currently there are no rules specifying a color range for exterior bulbs. Ms. Dahl will draft verbiage to add to the Rules and Regulations for the Board to review.

B. Annual Meeting Minutes

Ms. Fleming has provided the draft Annual Meeting Minutes for the Board to review before sending out to the homeowners and/or adding them to the Cobblestone Website. Any edits will be sent to Ms. Fleming.

VI. Homeowners Forum

VII. Next Board Meeting

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

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 10:57 a.m.