

# Cobblestone Homeowners Association, INC.

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## Board of Directors Meeting Minutes

**Date:** Tuesday, July 21, 2020  
**Time:** 8:30 AM  
**Location:** Meeting Via Zoom

**Roll Call:** Doug Dechant  
David Monroe  
Alan LaFever  
Gordon Lackenbauer  
Ron Benson- Not Present

**Homeowners:** Seven homeowners were present

**HBS Management Solutions Representatives:**  
Kristin Fleming

### I. Board of Directors Meeting Minutes

The June 9<sup>th</sup>, 2020 meeting minutes were reviewed.

*Mr. Monroe moved to approve the June 9<sup>th</sup>, 2020 minutes. Mr. Lackenbauer seconded the motion and was unanimously approved.*

### II. Committee Reports

#### ACC Report- Doug Dechant

Mr. Dechant explained that the ACC hasn't been very busy this month. There was one third party vendor in the community for a project, Bare Communications, Mr. Dechant explained that they did a good job cleaning up their project.

#### Grounds and Safety Update- David Monroe

Irrigation- It has been brought to the attention that there are a number of areas with dry and dead grass. Ms. Fleming has contacted the landscapers, a plumber and City of Tucson water to check the pressure. She will continue to follow up with the city of Tucson.

Painting- Ms. Fleming and Mr. LaFever met and discussed all the areas that are in need of painting in the entrance including; the curbs, fountain, rod iron fencing and the Cobblestone gate. Ms. Fleming should have three estimates by the next meeting.

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

Mr. Lackenbauer reviewed June's financials. Unfortunately, they were presented the night before the meeting. Most financials appear to be inline. The questions that need to be answered are an explanation of undeposited funds and also why the two construction deposit accounts do not match.

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Reserve Study- Mr. LaFever met with the Reserve Study representative and walked the community. The next step is for the rep to reach out with any questions they may have on the financials.

***Mr. Lackenbauer moved to approve the June financials , 2020 minutes. Mr. Monroe seconded the motion and was unanimously approved.***

## IV. Old Business

### A. Camera Update

An estimate was reviewed. There was also an addition estimate that was received. Ms. Fleming emailed those to the Board to review. Mr. Dechant will continue working on information for the cameras.

### 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. A vote was also taken for the IP Address and "Cobblestone-HOA.com" was all decided on.

### C. Action Item List

- **Garbage Collection**  
It was advised by the attorney that the charges can still remain on the statements but if the homeowner didn't pay the garbage fee it would not be able to be collected in court. However, once the home sells the past due for garbage can be collected. A CC&R may need to be changed to state the homeowners must use the same trash service and all homeowners must pay the fees.
- **Comcast Clean Up Update**  
The area that was left dirty has been cleaned and taken care of.
- **Rural Metro Fire Contract**  
Ms. Fleming was able to reach out to the representative for Rural Metro Fire. He stated that there were 34 homes that did not subscribe to Rural metro. If 95% of homes subscribe, then Rural Metro will offer a 20% discount to all homeowners in Cobblestone. Ms. Fleming will contact Rural Metro for the list and letter to send to the homeowners.
- **Maintenance Throughout Cobblestone**  
Mr. LaFever and Ms. Fleming walked through the common areas of the community and noted a number of regular maintenance items that need to be repaired. HBS will be replacing the one-way sign, painting yellow curbs, the mirror and the vendor gate and polishing up the tile. In the future regular maintenance will not be ignored.

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- **Front Gate Painting**

After the walk through of the community, Mr. LaFever and Ms. Fleming decided that if the front gate is going to be painted that the common walls and rod iron should also be painted. Ms. Fleming will collect the estimates for review at the next meeting.

- **Reflectors**

The missing reflectors were discussed, and it was decided to replace the missing reflectors in the community. Ms. Fleming will contact Ace Asphalt and have them replaced.

- **Open House Procedures**

The Board discussed the current procedures that the gate is being currently executed. The Board agreed that having the agent notify the gate of a name and time the prospective buyer would be viewing the home. The agent should also call and inform the gate once the prospective buyer is leaving the community. The gate house should have an information sheet with the rules to hand out to the real estate agents on their way in.

- **Gate House AC**

Two estimates will need to be obtained to replace the system with a mini split system in the gate house. Once received, the Board can vote to approve via email.

## V. **New Business**

### A. **Gate Arm**

Mr. LaFever reported that the entrance gate arm was backed into by a homeowner. Mr. LaFever met with Arizona Automated and discussed replacing the foam on the vendor arm and replacing the entire arm and foam at the entrance. The equipment is on order.

## VI. **Next Board Meeting**

The next three Board of Directors meeting will be at 9:00 a.m. on September 18th 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 10:38 a.m.