

Cobblestone Homeowners Association, INC.

Board of Directors Meeting Minutes

Date: Tuesday, August 17, 2020
Time: 9:00 AM
Location: Meeting Via Zoom

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

Homeowners: Two homeowners were present

HBS Management Solutions Representatives:
Kristin Fleming

I. Board of Directors Meeting Minutes

The July 21st, 2020 meeting minutes were reviewed.

Mr. LaFever moved to approve the July 21st, 2020 minutes as amended. Mr. Lackenbauer seconded the motion and was unanimously approved.

II. Committee Reports

ACC Report- Doug Dechant

Mr. Dechant reported that the new lights were all purchased for the common areas and entry way. He is waiting on a few replacement lights that were delivered broken. The a/c split system in the gate house will be done in the next couple weeks.

Grounds and Safety Update- David Monroe

Landscape Report- Anne Vandenburg has been monitoring the landscape and irrigation issues. She will be receiving an estimate to replace the irrigation that continues to have leaks. Mr. Monroe will contact Ms. Vandenburg and ask if she would Chair the Landscape Committee in his absence. Mr. Dechant believes there should be explanation's and arguments as to why the irrigation should be upgraded and added to a ballot or survey that might be mailed. There should also be a script with the necessary reasons for the upgrade to the irrigation. The irrigation is in need of an upgrade weather or not the new landscape plan is implemented.

III. Review of July's Financials- Gordon Lackenbauer

Mr. Lackenbauer reviewed the July financials. The bank access for HBS has been established and there should be no further issues with having timely access to bank statements. Most financials appear to be inline. The undeposited funds was a question on the financials that still needs to be resolved by HBS. There are still a few glitches in the financial reports in the terms of formatting. Mr. Lackenbauer will need to work with Bradley Gusick at HBS to clear them up. There was \$7,000 budgeted for interest income for the Fidelity account in 2020. This was budgeted before

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the Covid-19 Pandemic started and now the interest is next to nothing. Mr. Lackenbauer recommends that the interest rates are reviewed over the next few months.

Mr. Lackenbauer moved to approve the July financials. Mr. Dechant seconded the motion and was unanimously approved.

IV. Old Business

A. Camera Update

Mr. Dechant is waiting on an additional estimate for Arizona Automated for the camera system.

B. Website Update

The website is active. All homeowners should have received an email asking them to reset their password. Homeowners should review their guest and vendors lists. Mr. LaFever would like input from homeowners if they feel any additional items should be added to the website.

C. Action Item List

- **Garbage Collection**

The Board has decided to keep the trash charges on all homeowner's accounts, unless there is no home on the Lot or there is one house built on multiple Lots. Balances will remain on the accounts until homes are sold and the balance should be paid at the time of the sale. A CC&R mod needs to be changed so it is clear that all homeowners must use the same garbage company and it will be a mandatory charge to each home.
- **Rural Metro Fire Contract**

Ms. Fleming has reached out to the Rural metro representative to provide information to the homeowners that do not currently pay for Rural Metro services.
- **Maintenance Throughout Cobblestone**

There have been a number of small items repaired throughout Cobblestone. There is a tile on the gatehouse that is falling. Ms. Fleming has arranged with Roofsavers to complete the repair.
- **Front Gate Painting**

Ms. Fleming has received three estimates for the painting throughout the common areas at the entrance, including the walls and rod iron fencing, and the fountain. The Board reviewed the estimates.

Mr. LaFever moved to approve the estimate from Wild West Painting for a cost up to \$7000.00. Mr. Dechant seconded the motion and was unanimously approved.

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- **Reflectors**

The missing reflectors will be replaced by Ace Asphalt. The Board asked if there was a cure time for the reflectors once they are installed so that they will not move out of place. If cooler weather is better, Ms. Fleming will have Ace Asphalt wait to install.

V. New Business

A. Gate Arm

The new gate arms have been ordered but have not arrived yet. Once they are delivered, they will be installed by Arizona Automated.

B. Mailbox Lighting

The current mailbox lighting in the Rules and Regs has been discontinued. Mr. Dechant has found a replacement. Ann Vandenburg will speak to Northwest Lighting to see if they can provide a light option that is similar and hopefully will not be discontinued in a few years. The Board also discussed what the association should repair and what homeowners should repair for the mailbox lights. The Board believes anything beyond a lightbulb should be the homeowner's responsibility. The Board agrees that if the repair is more than a lightbulb, it is the homeowner's responsibility. Mr. Dechant will write some verbiage to add to the Rules and Regs for the Board to review and approve.

C. Trees in Cobblestone

Mr. LaFever explained the Board is continuing to move forward with changing the verbiage in the Rules and Regs to be straight forward so there will be no arguments regarding views and tree heights.

VI. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on September 15th via Zoom.

VII. Adjournment

With no further business before the Board, Mr. Dechant made a motion to adjourn the meeting. Mr. LaFever seconded the motion and it carried unanimously at 10:20 a.m.