

# Cobblestone Homeowners Association, INC.

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## August Meeting Minutes

**Date:** Tuesday, August 17, 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 six homeowners present via Zoom.

**HBS Management Solutions Representatives:** Kristin Fleming

### I. Board of Directors Meeting Minutes

The July 20<sup>th</sup>, 2021 meeting minutes were reviewed.

*Ms. Jeffcoat moved to approve the July 20<sup>th</sup>, 2021 meeting minutes. Mr. Lackenbauer seconded; the motion and was unanimously approved.*

### II. Committee Reports

#### **ACC Report- Linda Dahl**

Ms. Dahl reported that there were two new submittals that were just received that need to be reviewed. There is one submittal that is on hold.

#### **Landscape- Sally Jeffcoat**

Ms. Jeffcoat explained that she should have the phase five plans at the end of the week. The final cost is still pending. Once the estimate is received the cost will be reviewed to see how it fits into the allotted budget. There is around \$110k remaining for phase 5. Phases two through four have been very close to budget.

There has been a lot of feedback regarding the trees that were removed near the front gate. Both positive and negative comments have been received.

Ms. Jeffcoat reported that there are ten Mastic Trees that are available that are more mature than the ones that were originally going to be purchased on the plan. The Board agreed to move forward with purchasing the larger trees that would be an additional cost of around \$3,200-\$3,500.

### III. Review of July's Financials- Kevin Larson

Mr. Larson reported that the July financials are inline with the expectation of the budget. Mr. Larson has been continuing to track the expenses with Ms. Jeffcoat for the landscape project. He will send out a spreadsheet to the Board once phase five's estimate is received. The original amount approved was \$375k which leaves about \$110k for the final phase.

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*Ms. Dahl moved to approve the July financials as presented. Ms. Jeffcoat seconded; the motion and was unanimously approved.*

## IV. Old Business

### A. Action Item List

- **Streets and Reflector Update**  
There will be no action on this until the fall. Ace Asphalt will need to come back to fill open cracks and replace reflectors.
- **Fountain Repair**  
Weekly service has started on the fountain. It is running well.
- **Sidewalks**  
The sidewalk repairs were completed.

### B. Flagpole Rule

The Board agreed that they will not be sending violation letters to homeowners with flags other than what is legally allowed unless it becomes an issue. Political flags will only be allowed when the state statute required the HOA to allow them.

### C. Colored Lights

Ms. Dahl is working on a number of topics to update the Rules and Regulations. She will be proposing several updates at once rather than one rule at a time. One of the topics that will be address is colored lights throughout the community.

### D. Curb Cut by the Gatehouse

A second estimate was received to cut out a section of the pavers and to relocate the curb. The cost proposed was \$7,800. This did not include the asphalt being replaced. The Board agreed that they should take action before an incident happens to secure the safety of the community and homeowners. Once the additional cost of the asphalt is received the Board would like to move forward.

*Mr. Lackenbauer moved to approve the curb cut project with a cost not to exceed \$12,000. Ms. Jeffcoat seconded; the motion and was unanimously approved.*

### E. CC&R Update

The Board will hold a special open meeting to discuss the updates to the CC&R's.

## V. New Business

### A. Buffelgrass Communication

Ms. Dahl has been working with the National Forest to try to receive some support with tackling the huge buffelgrass issue and the neighboring lands. She informed the Board that the National Forest will provide safety equipment, supplies and train volunteers to spray the

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buffelgrass. Ms. Dahl will speak to Manny and see if his crew would be interested in doing the work if the HOA paid him. She also explained that if the HOA could provided funds to the National Forest for this year, they would agree in the future to have the area sprayed in the Spring at no cost. She believes once the HOA shows that they are willing to help, Cobblestone will be on their list of areas to take care of each year.

## **B. Copper Pipe**

Mr. LaFever asked about the copper pipe that is next to the wrought iron fence on Ina Rd. Ms. Fleming will follow up with Economy Plumbing about the options with the pipe.

## **VI. Homeowners Forum**

## **VII. Next Board Meeting**

The next Board of Directors meeting will be at 9:00 a.m. on September 21st.

## **VIII. Adjournment**

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