

# Cobblestone Homeowners Association, INC.

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## April Meeting Minutes

**Date:** Tuesday, April 19, 2022  
**Time:** 9:00 AM  
**Location:** Cobblestone Office  
**Roll Call:**

Alan LaFever  
Richard Hirschhorn  
Kevin Larson  
Gordon Lackenbauer  
Sally Jeffcoat  
Doug Dechant  
Ashok Sudan

**Homeowners:** There were two homeowners present.

**HBS Management Solutions Representatives:** Kristin Fleming

### Election of Officers:

All Roles remain the same. Open position is the Secretary. Ashok Sudan has been asked to serve. and has accepted. Richard will serve as a member at large

#### I. Meeting Minutes

The Board has previously reviewed the March 15<sup>th</sup>, 2022, Board meeting minutes.

*Ms. Jeffcoat moved to approve the March 15, 2022; Board meeting minutes as amended. Mr. Larson seconded; the motion and was unanimously approved.*

#### II. Committee Reports

##### **ACC Report- Salley Jeffcoat**

Ms. Jeffcoat reported that the Kim from Acorn is now fully involved and reviewing all projects. We updated the fee schedule and, in the ACC Rules, and Regs. 4 Active Requests. Hemmerich's request is in discussion and the Acc asked the Hemmerich's to re-paint. The Hemmerich's posted a response on the website and a response will be made and added to the site as well. LRV issues are the driving factor as the practice has been to enforce a LRV 60 number. Board must hold firm on the decision that the ACC makes. Three other projects in process. Numerous projects are in preliminary process. Compliance Teams works on violations. Fine schedule should be posted on the website and part of the RRR's. Running table of violations needs to be looked at. Landscape Design and Plant List has been in final draft. How do we get the owners educated to the new documents?

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

Document serves as guide to the consistency of enforcing proper landscaping. Wall is 99% complete. Landscapers are doing a wonderful job.

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

Mr. Larson reported on March's financials. He stated that March expenses are in line with the budget. Majority of Legal cost are the Associations. Some of those a because of the pending litigation. We need to find out if we can recoup some of the costs through the insurance carrier. 1 May the new management company takes over the Association. The B of A operating, construction deposit will be moved over to the Bank used by Paul Ash and Fidelity reserve will stay at this time. Kevin has requested that some of the reserve money be invested in a Treasury Bond. Street Maintenance expense was due to the wall and the street reflectors.

*Mr. Lackenbauer moved to approve the February financials as presented. Mr. Dechant seconded; the motion and was unanimously approved.*

## IV. Old Business

### A. Action Item List

- **Streets and Reflector Update**

Completed – They missed 25 on Star Fury and Blossom Dancer. \$150 Trip Charge. The Board approved the request for the vendor to come out one more time. Explore the possibility of striping the community rather than the reflectors.

- **Trash Can Visual Shield Status**

Completed

### B. CC&R Update

Mr. Lackenbauer reported he is still working on the amendment. No feedback in the last few weeks so some language was added. Kelly O is putting the ballot together. A letter will be going 'out to the residents for buy in on email receipt of documents. We are looking at quickly getting the ballot out to the Owners. We will have to campaign to get the owners to return their ballot. We need a minimum of 95 returned. There are some very important questions to be voted on.

### D. Buffelgrass Update

We have provided funds along with match funds to clean up a mapped area. Bids are being solicited. Once they have selected a vendor they will wait for the monsoons.

### E. Street Sign Lighting

This is currently on hold until Mr. LaFever will be able to build a bracket for the lights.

### F. Ina Rd. Electrical Issue

Completed. Our camera system has an alarm censored by movement.

## V. New Business

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**A. Gate Staff Modifications to Uniform**

They would like to go with gray or black pants. Consensus is gray.

**B. Alarm Monitoring Fee**

Right now, the fee is being paid by all members. Accura should give them a price on individual members. It's \$20 right now. Could they keep that price? There are also issues with the license plate capturing process.

**VI. Homeowner Forum**

Bruce stated that it was interesting to see the process.

**VII. Next Board Meeting**

The next Board of Directors meeting will be at 9:00 a.m. on May 17<sup>th</sup>, 2022.

**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 10:21 a.m.