

**Cobblestone Homeowners Association  
Board of Directors Meeting  
Tuesday May 17, 2022  
Clubhouse**

**Board Members in Attendance:**

- Alan LaFever, Gordon Lackenbauer, Richard Hirschhorn, Sally Jeffcoat and Ashok Sudan via Zoom
- Joseph Nastav, Community Manager of PAMCO
- 8 Homeowners present via Zoom.
- Kevin Larson was absent.

**Meeting was called to order at 9:05 AM by Alan LaFever, Board President**

**Establishment of Quorum**

- Quorum was established by Board members present.

**Meeting Minutes Approval**

- The meeting minutes of April 19, 2022, were not available for approval however the April 29, 2022 Special Meeting Minutes were available.
- **A motion was made by Alan LaFever to approve the April 29, 2022, Special Meeting Minutes, seconded by Gordon Lackenbauer and approved unanimously.**

**Reports of the Officers and Committees**

- Gordon Lackenbauer presented the April Financials to the Board for Kevin Larson. The Treasurer Report will be entered into the minutes. Some of the highlights include the insurance proceeds from the vehicle damage to the wall and the repairs, the reduction on water consumption and the overall health of the Association. Alan LaFever added that a meeting was held the previous day with the Accounting Staff at Paul Ash to go over systems and financial presentation going forward. There will also be additional discussion in the future to determine how the Board wants to handle the Fidelity Accounts.
- Sally Jeffries presented the ACC Report. There are 3 pending ACC Projects along with continuing projects with no current issues. The current Design Guidelines are under review by the committee for update later in the year. This review will allow the committee to create more clarity. To streamline the document Our fee schedule will also include a small projects fee. A suggestion was made to provide links for information that is available through city, state, or federal agencies websites. Items for Board consideration are parking, tree height and trash cans. Both ACC projects action lists and Compliance systems are being added to the processes to ensure that rules are being followed per documents. The Board has copies of the compliance letters to be reviewed so that we can move forward with compliance. The Landscape Design and Plant List has been completed and is now before you today for approval. This document will continue to be a living document that will continue to grow and evolve.  
**A Motion was made by Alan LaFever to approve the new Landscape Design Guidelines and Plant List, seconded by Richard Hirschhorn, and approved unanimously.**
- Gordon Lackenbauer presented the Landscape Report for Jesse Trapp. The committee met on May 3, 2022. The committee reviewed the Landscape Design Guidelines and Plant List in order to get it turned over to Sally Jeffries for Board approval. The committee began the community island project. Each member will be taking a share of the islands and evaluating each island with an inventory of plants and material. The committee will then provide recommendations and bids for the ACC and Board to consider for fiscal year 2023's budget. Jack Hamilton is set to replace some plants that have already been approved however this is not the right time to plant so this has been pushed back to

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October 15, 2022. The Northside of Ina Rd which has been brought up in the past Annual Meeting needs to be discussed by the Board. We currently have a quote for lighting that is for \$8900.00. In addition, there is a budget in November for \$3500.00 in plants and we can get with Brin of Safari to see what kind of plan we can come up with. The Board has stated that this is a lot of money for lighting and has asked Joe Nastav to come up with some additional vendors to bid.

- Gordon Lackenbauer has presented the final draft of the ballot with everything looking good. The remain action is for the Board to have one last look at it and then determine what dates to fill in for the deadlines. Please keep in mind that it takes 75% of the membership to vote yes to pass the changes listed on this ballot. There will have to be a concerted effort to get the required signatures which can include phone calls, knocking on doors, and keeping the owners updated by having a thermometer at the Guardhouse showing progress of the vote.
- Linda Dahl submitted a report on the buffelgrass. The US Forest Service is in the process of reviewing the costs for the spraying and will then spray after the monsoons hit and the grass turns green. You can only kill it with herbicide when it is green.

**Old Business**

- Joseph Nastav presented the Management Report and the Action Item List with the Management Report being placed in the minutes as an addendum.
- Street sign light in the past was done by the Rover. The Association has always provided the bulbs to the homeowners, but all repairs were the responsibility of the homeowners. Joseph Nastav will investigate the process.
- The action regarding whether the homeowner should bear the responsibility of paying for the alarm monitoring service has been tabled for now.
- The Board has approved Blackstone Security to be contracted for Rover duties. This will include 7-day security checks as well as vacation checks. Joseph Nastav will create a post order for the Rover position that will include the vacation checks spreadsheet. Blackstone has a tracking system that will allow the manager, board, and the guard supervisor access to view all operations while the Rover is in the community. The board discussed the vacation checks and where the burden of cost should fall, and the following information was shared. The cost is \$20.00 per request. If you ask for a vacation check that is 30 day long a homeowner would be charge \$20.00 for the 30 days and then if they come back and then leave again it would be another \$20.00. The Board believes that the charge should only apply to those homeowners that use the service and not everyone.  
**A motion was made by Alan LaFever to charge the cost of the vacation checks to the requesting homeowner, Seconded by Sally Jeffries and approved unanimously.**
- Joseph Nastav has reached out to Waste Management to get a bid for the renewal of the contract that expires 1 January 2023. In the event this bid is higher that anticipated we will go out to bid the contract before the October 1, 2022, deadline of notice.
- Joseph Nastav presented the Compliance Letters for the Board to review. One of the suggestions on the letters would be to add to each letter the Association ability to reserve the right to remedy the violation at the Owners expense. In addition, Joseph Nastav will consult the attorney regarding the posting of all unresolved violation in the Conference Room.
- Joseph Nastav will also be going out to bid to equip the conference room with teleconferencing equipment so that Zoom can be better enabled. Board members also suggested sound barriers to improve the quality.

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- Joseph Nastav will be providing bids for window tinting and rolling shutters for the conference room.
- Alan LaFever shared an incident regarding a homeowner who had individuals on his property asking the on-duty guard to call 911. There are both good and bad issues for that request as most of the time the 911 operator wants to talk with the person that has the issue. This way they can get descriptions and real time information etc.

**Homeowner Forum**

- One Homeowner had questions for the Board. One question involved the charging of the homeowners the \$20.00 per request and if the Board would consider sharing something with the community with a star date. The Board has no issue with sending out an email blast. The second question involved information on the 911 incident. The third question was to discuss the approved plant list and the history behind the previous lists, history of enforcement and on tree height and the grandfathering of trees in the community.

**Next Board Meeting**

- A suggestion was made to have the Board Meeting occur later in the day in hopes that other might attend. The Board agreed the give that a try and the next Board Meeting will be Tuesday June 21, 2022, at 5:00pm

*There being no further business to attend to, the meeting adjourned at 11:00AM.*

Respectfully Submitted,

*Joseph Nastav*

Joseph Nastav, CMCA  
Community Association Manager  
Paul Ash Management

## Treasurer Report for Cobblestone HOA Board Meeting on May 17, 2022

Cobblestone April 2022 Financial Package including Balance Sheet and Income Statement for the month compared with the budget and by month year-to-date.

Cobblestone Monthly Water Usage and Cost report dated April 30, 2022.

Cobblestone HOA Construction Deposit Detail report dated April 30, 2022.

### Treasurer Comments:

- a- HBS prepared the April financial statements. Paul Ash Mgmt began managing day-to-day activity as of May 1, 2022 and will prepare the May financial statements.
- b- March monthly expenses generally in-line with projections except for Legal & Acctg. In April, \$7.4k paid to Brown Law for Moulton and Walsh issues. Maybe able to recover Moulton related costs from State Farm. YTD total L&A costs \$12.4k; full year line-item budget \$5k.
- c- Of note, April 2022 water bill of \$724 compares favorably with April 2021 amount of \$1,891 (a pre-Landscape Update period). YTD amount paid \$3,757. Our budget is \$20.4k for 2022 (\$1.7k/month); summer monthly billings are expected to be higher. In 2020, water bill budget was \$32k.
- d- 2022 full year budget includes \$34.7k for HOA Mgmt fees (HBS) and \$255k for Gatehouse (HBS); total of \$289.7k. With Paul Ash beginning May 1, 2022, we expect to reduce these costs by \$20k or more for 2022.
- e- Bank balances as of April 31: BofA checking account \$191k, and Fidelity account \$351k (unchanged from prior period). Total homeowner construction deposits: \$23.5k (unchanged from prior period). Funded new Pacific Premier Bank account with \$5,000 from BoA checking account; new account to be used with Paul Ash Management.
- f- Related to the damage from the car crash, driver's Geico insurance paid HOA \$7,883.23 to reimburse our Turf Tek repair costs, and \$4,451.81 to reimburse our Hawkins Electric repair costs. On the income statement the insurance proceeds are netted against the repair costs. Hawkins costs paid in January reimbursed in April.
- g- Alan LaFever reimbursed for \$1,265.71, an amount he paid to promptly purchase a replacement modem and router for the office.
- h- HOA architect firm paid \$8,050 in April. \$5,550 will be reimbursed by homeowners with construction projects (Moulton: \$3,050 and Sandroff \$2,500). Balance covered time for meetings, Walsh issue, misc. and review of HOA docs.

Kevin Larson  
Treasurer  
5-12-2022

# Cobblestone Homeowners Association

Run Date: 05/05/2022  
Run Time: 11:46 AM

## BALANCE SHEET As of: 04/30/2022 Assets

Account #	Account Name	Total
<b>Checking/Savings</b>		
1001	Checking Account 3302	\$191,184.03
1003	Construction Deposits 9763	\$23,500.00
1005	Pacific Premier Bank	\$5,000.00
1160	Fidelity	\$351,853.07
	CHECKING/SAVINGS TOTAL:	\$571,537.10
 <b>Accounts Receivable</b>		
1200	Accounts Receivable	\$66,733.31
1211	Allowance for Doubtful Accounts	(\$55,595.76)
	ACCOUNTS RECEIVABLE TOTAL:	\$11,137.55
 <b>Other Current Assets</b>		
1240	Prepaid Expenses	\$23,000.00
	OTHER CURRENT ASSETS TOTAL:	\$23,000.00
	TOTAL ASSETS:	\$605,674.65

### Liabilities

Account #	Account Name	Total
<b>Other Current Liabilities</b>		
2010	ACC Compliance Deposit	\$23,500.00
2020	Prepaid Assessments & Trash	\$22,224.03
	OTHER CURRENT LIABILITIES TOTAL:	\$45,724.03
	TOTAL LIABILITIES:	\$45,724.03

### Equity

Account #	Account Name	Total
<b>Owner's Reserves</b>		
3002	General Reserve Funds	\$408,532.96
	OWNER'S RESERVES TOTAL:	\$408,532.96
	Current Year Net Income/(Loss)	\$151,417.66
	TOTAL EQUITY:	\$559,950.62
	TOTAL LIABILITIES AND EQUITY:	\$605,674.65

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# Cobblestone Homeowners Association

Run Date: 05/05/2022  
Run Time: 11:46 AM

## INCOME STATEMENT

Start: 04/01/2022 | End: 04/30/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4010 Assessment Income	0.00	0.00	0.00	259,480.00	259,480.00	0.00	518,960.00
4011 Trash Collection Fee Income	0.00	0.00	0.00	51,448.00	51,448.00	0.00	51,448.00
4015 ACC Plan Review Fee Income	0.00	0.00	0.00	3,050.00	500.00	2,550.00	2,000.00
4030 Late Fee Income	528.40	0.00	528.40	2,133.56	50.00	2,083.56	200.00
<b>Income Total</b>	<b>528.40</b>	<b>0.00</b>	<b>528.40</b>	<b>316,111.56</b>	<b>311,478.00</b>	<b>4,633.56</b>	<b>572,608.00</b>
<b>Reserve Income</b>							
8020 Reserve Interest Income	3.28	0.00	3.28	11.96	0.00	11.96	0.00
8060 Insurance Recovery for Wall Damage ...	0.00	0.00	0.00	0.00	7,883.00	(7,883.00)	7,883.00
<b>Reserve Income Total</b>	<b>3.28</b>	<b>0.00</b>	<b>3.28</b>	<b>11.96</b>	<b>7,883.00</b>	<b>(7,871.04)</b>	<b>7,883.00</b>
<b>Total Income</b>	<b>531.68</b>	<b>0.00</b>	<b>531.68</b>	<b>316,123.52</b>	<b>319,361.00</b>	<b>(3,237.48)</b>	<b>580,491.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
6008 Annual Meeting Expense	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
6010 Architectural Control Committee	8,050.00	166.00	(7,884.00)	8,050.00	666.00	(7,384.00)	2,000.00
6020 Bad Debt Expense	0.00	1,330.00	1,330.00	0.00	5,322.00	5,322.00	15,968.00
6030 Insurance/Fire Protection	1,106.05	375.00	(731.05)	1,106.05	1,500.00	393.95	4,500.00
6035 Legal & Accounting	7,510.00	416.00	(7,094.00)	12,385.00	1,666.00	(10,719.00)	5,000.00
6040 Management Fees	2,755.00	2,891.00	136.00	11,020.00	11,566.00	546.00	34,700.00
6045 Office expense	1,332.37	416.00	(916.37)	2,461.90	1,664.00	(797.90)	5,000.00
6071 Income Taxes	50.00	0.00	(50.00)	50.00	0.00	(50.00)	0.00
<b>Administrative Expenses Total</b>	<b>20,803.42</b>	<b>5,594.00</b>	<b>(15,209.42)</b>	<b>35,072.95</b>	<b>23,384.00</b>	<b>(11,688.95)</b>	<b>68,168.00</b>
<b>Building and Grounds Expense</b>							
7005 Buildings Maintenance & Repair	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
7010 Fence, Walls, Monuments Mainten	2,500.00	250.00	(2,250.00)	2,500.00	1,000.00	(1,500.00)	3,000.00
7015 Fountains Maintenance & Repair	160.00	209.00	49.00	680.00	833.00	153.00	2,500.00
7020 Inside Maintenance & Repair	200.00	209.00	9.00	2,014.58	833.00	(1,181.58)	2,500.00
7025 Irrigation Repairs	0.00	0.00	0.00	0.00	125.00	125.00	500.00
7030 Landscape Contract	2,480.00	2,800.00	320.00	9,955.00	11,200.00	1,245.00	33,600.00
7031 Landscape Lights	(4,451.81)	83.00	4,534.81	660.00	333.00	(327.00)	1,000.00
7035 Street Maintenance & Repair	0.00	250.00	250.00	5,610.00	1,000.00	(4,610.00)	3,000.00
7040 Trash Service	3,889.52	3,885.00	(4.52)	15,558.08	15,540.00	(18.08)	46,620.00
7050 Tree Trimming	0.00	250.00	250.00	2,900.00	1,000.00	(1,900.00)	3,000.00
7060 Manhole Spraying	0.00	137.00	137.00	872.00	550.00	(322.00)	1,650.00
7070 Pest Control	32.00	37.50	5.50	128.00	150.00	22.00	450.00
<b>Building and Grounds Expense Total</b>	<b>4,809.71</b>	<b>8,210.50</b>	<b>3,400.79</b>	<b>40,877.66</b>	<b>32,964.00</b>	<b>(7,913.66)</b>	<b>99,020.00</b>
<b>Security Expenses</b>							
7110 Alarm Monitoring	1,956.40	2,083.00	126.60	7,825.60	8,332.00	506.40	25,000.00
7120 Gatehouse Contract	17,690.00	22,222.00	4,532.00	75,163.75	77,224.00	2,060.25	255,000.00
7130 Gatehouse Supplies & Expenses	161.84	250.00	88.16	847.38	1,000.00	152.62	3,000.00
<b>Security Expenses Total</b>	<b>19,808.24</b>	<b>24,555.00</b>	<b>4,746.76</b>	<b>83,836.73</b>	<b>86,556.00</b>	<b>2,719.27</b>	<b>283,000.00</b>
<b>Utilities Expense</b>							
7210 Electric - General	286.50	416.00	129.50	1,218.08	1,666.00	447.92	5,000.00
7220 Telephone	0.00	16.00	16.00	(57.98)	66.00	123.98	200.00

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Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7230 Water	724.37	1,700.00	975.63	3,758.42	6,800.00	3,041.58	20,400.00
<b>Utilities Expense Total</b>	<b>1,010.87</b>	<b>2,132.00</b>	<b>1,121.13</b>	<b>4,918.52</b>	<b>8,532.00</b>	<b>3,613.48</b>	<b>25,600.00</b>
<b>Reserve Expense</b>							
9015 Gate and operators, Swing arm	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
9130 Wild Fire Protection	0.00	0.00	0.00	0.00	0.00	0.00	23,000.00
9135 Hopseed Barrier - bewteen Walsh and...	0.00	0.00	0.00	0.00	7,613.00	7,613.00	7,613.00
9140 Repair Wall Damaged by Car Crash	0.00	0.00	0.00	0.00	7,883.00	7,883.00	7,883.00
<b>Reserve Expense Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,496.00</b>	<b>15,496.00</b>	<b>44,496.00</b>
<b>Total Expense</b>	<b>46,432.24</b>	<b>40,491.50</b>	<b>(5,940.74)</b>	<b>164,705.86</b>	<b>166,932.00</b>	<b>2,226.14</b>	<b>520,284.00</b>
<b>Net Income</b>	<b>(45,900.56)</b>	<b>(40,491.50)</b>	<b>(5,409.06)</b>	<b>151,417.66</b>	<b>152,429.00</b>	<b>(1,011.34)</b>	<b>60,207.00</b>

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# Cobblestone Homeowners Association

Run Date: 05/05/2022  
Run Time: 11:46 AM

## YEARLY INCOME STATEMENT

Start: 01/01/2022 | End: 04/30/2022

### INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
4010 Assessment Income	\$259,480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$259,480.00
4011 Trash Collection Fee Income	\$51,448.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,448.00
4015 ACC Plan Review Fee Income	\$0.00	\$0.00	\$3,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,050.00
4030 Late Fee Income	\$528.40	\$528.40	\$548.36	\$528.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,133.56
<b>Sub Total Income</b>	<b>\$311,456.40</b>	<b>\$528.40</b>	<b>\$3,598.36</b>	<b>\$528.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$316,111.56</b>
Reserve Income													
8020 Reserve Interest Income	\$2.99	\$2.70	\$2.99	\$3.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11.96
<b>Sub Total Reserve Income</b>	<b>\$2.99</b>	<b>\$2.70</b>	<b>\$2.99</b>	<b>\$3.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11.96</b>
<b>TOTAL INCOME</b>	<b>\$311,459.39</b>	<b>\$531.10</b>	<b>\$3,601.35</b>	<b>\$531.68</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$316,123.52</b>

### EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Administrative Expenses													
6010 Architectural Control Committee	\$0.00	\$0.00	\$0.00	\$8,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,050.00
6030 Insurance/Fire Protection	\$0.00	\$0.00	\$0.00	\$1,106.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,106.05
6035 Legal & Accounting	\$0.00	\$330.00	\$4,545.00	\$7,510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,385.00
6040 Management Fees	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,020.00
6045 Office expense	\$78.49	\$328.03	\$723.01	\$1,332.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,461.90
6071 Income Taxes	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
<b>Sub Total Administrative Expenses</b>	<b>\$2,833.49</b>	<b>\$3,413.03</b>	<b>\$8,023.01</b>	<b>\$20,803.42</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$35,072.95</b>

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Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Building and Grounds Expense													
7010 Fence, Walls, Monuments Mainten	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
7015 Fountains Maintenance & Repair	\$160.00	\$160.00	\$200.00	\$160.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$680.00
7020 Inside Maintenance & Repair	\$200.00	\$160.00	\$1,454.58	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,014.58
7030 Landscape Contract	\$2,875.00	\$2,300.00	\$2,300.00	\$2,480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,955.00
7031 Landscape Lights	\$5,111.81	\$0.00	\$0.00	(\$4,451.81)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$660.00
7035 Street Maintenance & Repair	\$0.00	\$0.00	\$5,610.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,610.00
7040 Trash Service	\$3,889.52	\$3,889.52	\$3,889.52	\$3,889.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,558.08
7050 Tree Trimming	\$0.00	\$0.00	\$2,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,900.00
7060 Manhole Spraying	\$872.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$872.00
7070 Pest Control	\$32.00	\$32.00	\$32.00	\$32.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$128.00
<b>Sub Total Building and Grounds Expense</b>	<b>\$13,140.33</b>	<b>\$6,541.52</b>	<b>\$16,386.10</b>	<b>\$4,809.71</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$40,877.66</b>
Security Expenses													
7110 Alarm Monitoring	\$1,956.40	\$1,956.40	\$1,956.40	\$1,956.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,825.60
7120 Gatehouse Contract	\$17,690.00	\$17,690.00	\$22,093.75	\$17,690.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,163.75
7130 Gatehouse Supplies & Expenses	\$339.20	\$135.70	\$210.64	\$161.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$847.38
<b>Sub Total Security Expenses</b>	<b>\$19,985.60</b>	<b>\$19,782.10</b>	<b>\$24,260.79</b>	<b>\$19,808.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$83,836.73</b>
Utilities Expense													
7210 Electric - General	\$313.98	\$308.61	\$308.99	\$286.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,218.08
7220 Telephone	\$22.97	(\$86.94)	\$5.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$57.98)
7230 Water	\$1,030.53	\$769.76	\$1,233.76	\$724.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,758.42
<b>Sub Total Utilities Expense</b>	<b>\$1,367.48</b>	<b>\$991.43</b>	<b>\$1,548.74</b>	<b>\$1,010.87</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,918.52</b>
<b>TOTAL EXPENSE</b>	<b>\$37,326.90</b>	<b>\$30,728.08</b>	<b>\$50,218.64</b>	<b>\$46,432.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$164,705.86</b>
<b>NET INCOME</b>	<b>\$274,132.49</b>	<b>(\$30,196.98)</b>	<b>(\$46,617.29)</b>	<b>(\$45,900.56)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$151,417.66</b>

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**Cobblestone**  
**Monthly Water Usage and Cost**  
 April 30, 2022

Cobblestone  
 Water Usage  
 12 Months

04/30/22	3131 E Ina		3101 E Ina		3331 E Ina		3139 E Crest Shadows		3161 E Moon Spirit		3241 E Crest Shadows	
	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)
Apr-22	50.77	2	451.15	81	42.61	0	20.59	0	20.59	0	20.59	0
Mar-22	50.77	2	572.19	105	42.61	0	20.59	0	20.59	0	20.59	0
Feb-22	50.77	2	446.11	80	42.61	0	20.59	0	20.59	0	20.59	0
Jan-22	59.37	3	617.59	114	47.66	1	20.59	0	20.59	0	20.59	0
Dec-21	48.61	2	525.63	104	39.66	0	19.14	0	19.14	0	19.14	0
Nov-21	56.27	3	465.58	93	98.62	13	18.81	0	18.81	0	18.81	0
Oct-21	207.90	24	928.88	194	126.13	19	18.81	0	18.81	0	18.81	0
Sep-21	317.87	43	910.54	190	158.24	26	27.98	2	18.81	0	18.81	0
Aug-21	254.72	32	860.08	179	167.42	28	46.33	6	18.81	0	18.81	0
Jul-21	213.60	25	983.93	206	176.59	30	46.33	6	60.09	9	18.81	0
Jun-21	246.78	27	1,832.55	391	162.83	27	32.57	3	41.74	5	23.39	1
May-21	244.88	28	1,511.45	321	254.58	47	32.57	3	18.81	0	18.81	0
<b>12 Month Total</b>	<b>1,802.31</b>	<b>193</b>	<b>10,105.68</b>	<b>2,058</b>	<b>1,359.56</b>	<b>191</b>	<b>324.90</b>	<b>20</b>	<b>297.38</b>	<b>14</b>	<b>237.75</b>	<b>1</b>
Apr-21	121.47	11	1,291.26	273	176.59	30	27.98	2	18.81	0	18.81	0

Cobblestone  
 Water Usage  
 12 Months

04/30/22	7249 N Star Fury		7200 N Catalina Ridge		3341 E Cobblestone		3471 E Cathedral Rock		3350 E Finger Rock		Monthly Total Account #7230	
	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)	Amt Due	Usage (CcF)
Apr-22	20.59	0	35.71	3	20.59	0	20.59	0	20.59	0	724.37	86
Mar-22	20.59	0	378.68	71	20.59	0	65.97	9	20.59	0	1,233.76	187
Feb-22	45.80	5	20.59	0	20.59	0	60.93	8	20.59	0	769.76	95
Jan-22	81.10	12	20.59	0	20.59	0	60.93	8	60.93	8	1,030.53	146
Dec-21	65.87	10	75.23	12	28.48	2	61.20	9	42.51	5	944.61	144
Nov-21	55.51	8	18.81	0	23.39	1	55.51	8	18.81	0	848.93	126
Oct-21	60.09	9	18.81	0	23.39	1	50.92	7	18.81	0	1,491.36	254
Sep-21	60.09	9	18.81	0	23.39	1	55.51	8	18.81	0	1,628.86	279
Aug-21	55.51	8	18.81	0	27.98	2	50.92	7	18.81	0	1,538.20	262
Jul-21	92.20	15	18.81	0	23.39	1	46.33	6	133.49	25	1,813.57	323
Jun-21	23.39	1	18.81	0	23.39	1	41.74	5	18.81	0	2,466.00	461
May-21	18.81	0	321.57	66	55.51	8	41.74	5	18.81	0	2,537.54	478
<b>12 Month Total</b>	<b>599.55</b>	<b>77</b>	<b>965.23</b>	<b>152</b>	<b>311.28</b>	<b>17</b>	<b>612.29</b>	<b>80</b>	<b>411.56</b>	<b>38</b>	<b>17,027.49</b>	<b>2,841</b>
Apr-21	18.81	0	105.97	19	50.92	7	41.74	5	18.81	0	1,891.17	347

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## **Cobblestone Homeowner Association Management Report**

Provided by Paul Ash Management Company

Re: Board of Directors Meeting  
Date: May 17, 2022  
Time: 9:00am  
Location: Clubhouse

### **Community Update – Joseph**

Recent items include

- Presented bids to Board for Rover position with security companies
- Developed gatehouse guard schedule for May and June
- Special Meeting Minutes drafted
- Working on draft of amendment ballot
- Attended Landscape Committee Meeting on May 3, 2022
- Prepared Board Meeting Agenda
- Assisted residents with questions and concerns.
- Took photos of damaged tile at roundabout for bid request with handyman.
- ACC/Landscape and Compliance review with Alan and Sally.

**Respectfully Submitted,**  
Joseph Nastav CMCA  
Community Association Manager  
Paul Ash Management