

**Cobblestone Homeowners Association
Board of Directors Meeting
Tuesday September 25, 2022
HOA Conference Room and Zoom**

Board Members in Attendance:

- Kevin Larson, Sally Jeffcoat, Richard Hirschhorn, Alan LaFever, Gordon Lackenbauer and Ashok Sudan
- Joseph Nastav, Community Manager of PAMCO
- 2 Homeowners present via Zoom., Michael Botelho and Carolyn Ringgenberg,

Meeting was called to order at 9:00 AM by Alan LaFever, Board President

Establishment of Quorum

- Quorum was established by Board members present.

Meeting Minutes Approval

- **A motion was made by Richard Hirschhorn to approve the August 16, 2022, Meeting Minutes, seconded by Kevin Larson and approved unanimously.**
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Reports of the Officers and Committees

Treasurer Report for Cobblestone HOA Board Meeting on October 25, 2022

Cobblestone September 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 September 30, 2022.

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

Treasurer Comments:

- a- September monthly expenses generally in-line with projections.
- b- During August and September, contractors took steps to reduce excessive Buffelgrass from the National Forest area immediately north of Cobblestone. Buffelgrass is a fire hazard for the area and Cobblestone. Cobblestone prepaid \$23k in 2021 for this service; our fire protection funding was supplemented by other entities including a contribution from the National Forest Foundation. The total funding will support subsequent steps in 2023 to reduce further the risk from buffelgrass. Cobblestone expensed \$23k in September for the recent work.
- c- August 2022 water bill was \$1,520. Payment included a past due amount of \$481. YTD amount paid \$7,683. We expect to be well below our 2022 annual budget of \$20.4k (\$1.7k/month). For 2020, water budget was \$32k.
- d- Bank balances as of September 30: Pacific Premier Bank (PPB) checking/operating account \$123k; PPB construction deposit acct \$27k; PPB reserve acct \$229k; and Fidelity reserve account \$353k.
- e- Upcoming decisions include the HOA assessment change for 2023 and the 2023 budget. I am striving to set the 2023 assessment by mid-November and mail the invoices no later than December 1, 2022. Recall the 2022 annual assessment was \$3,992/lot; an increase of \$154 (4%) over 2021. Each 1% change for 2023, increases the lot assessment by \$40 and provides the HOA an additional \$5,200 in total. There are 130 lots subject to the annual assessment. The annual assessment excludes the annual trash collection fee (\$472/homeowner in 2022}).
Kevin Larson Treasurer

- **A motion was made by Sally Jeffcoat to approve the September Financials seconded by Ashok Sudan and approved unanimously.**

August ACC report for the HOA Board August 15, 2022

September/October ACC report for the HOA Board Oct 25, 2022

Design Modification Requests:

- Sandroff; 3333 E. Cobblestone Place, Lot 6C: Stage 2: No new update
- Watson, J; 7240 Star Fury Pl., Lot 3CR, Stage 2: Original submittal withdrawn and requested pool resurfacing and installation of Pergola in backyard which will require DMR. No new update.
- Hunter: 7510 Moon Spirit Lane, Lot 54CR, Lot 53CR; Stage 1: Owner and architect presented updates responsive to previous request. Stage 1 preliminary plan approved. 21 day notification period completed and letter of approval sent.
- O'Brien; 7370 Catalina Ridge Dr., Lot 23CR, Kathy Nieto, Architect met by zoom with the committee to understand the missing information to complete the DMR. See attached list reviewed with Ms. Nieto. She will revise based upon this feedback and provide for the next ACC meeting in November. Once plan is updated and approved, HOA 21 day notification will go out.
- Beyer; 316Moon Spirit: solar panel project. Plan approved and 21 day notification to be sent. Letter of approval subject to notification period completion.

HOA Compliance Team

- HOA Compliance Team update: Report and letters have been forwarded to homeowners.
- Buffelgrass issue and letter sent to HOA for action and will begin enforcement process. We encourage all homeowners to implement requirements to prevent spread of these invasive plants.

ACC RR&Rs updates provided: ACC has drafted revised language in several areas of the RR&Rs for review by the Board at the Oct 25th meeting. Once the Board finalizes language the goal will be to complete the ACC RR&R updates for January 2023. The initial priorities areas include:

- Parked Cars proposed language
- Proposed fee table and language modifications presented for consideration and discussion.
- Final recommendation for mailbox ACC RR&R update
- Mailbox structure and light fixture including light bulbs, fixture options, and paint colors.
- Tree Height language drafted and now under discussion by the ACC and review with Board.

Other rules under review will be targeted for board review in November or December:

- Curb cut updates
- Flag rules updates for consideration: Considering of lighting requirements, and the State of Arizona now has expanded and including more flags.
- Solar energy device guidelines
- Structures Centroid and Height Determination process
- HDZ alignment/integration under consideration.
- ACC RR&Rs updates will be checked for consistency and clarity with CC&Rs.
- Drone usage introduced for discussion.

ACC regular meeting dates for the future: 2nd Monday of the month @ 2-4:30pm
November 14th, and December 12th @ 2pm to 4:30.

Thank you,
Sally Jeffcoat
ACC Chair

Old Business

- Joseph Nastav presented the Management Report and the Action Item List with the Management Report being placed in the minutes below.
- We did have the as-builts at the office however the Board would like to see the zone and watering schedule on and with the plans. This will help when we require immediate attention. We had a situation come up where the electricity was not working to the fountain. We had to call in Cascade Electric to locate the problem which was difficult because the panel was in bad shape and was not marked. The tech was going to try and acquire a new cover to replace the bad one.
- Trash Contract Matrix for two trash and 1 recycle was submitted. The Board is asking Joe to go back and see what Titan's price would be for two trash pick-ups. Joe will update the Matrix for the next Board Meeting.
- Lighting is still a work in progress and will be reevaluated going forward.
- Continued discussion about having a Community Party after the Annual Meeting.

New Business

- The Board will need to prepare for the next Annual Meeting. Joe will research the Board term information so that they can prepare for the meeting

Homeowner Forum

None

Next Board Meeting

- The next Board Meeting will be Tuesday November 15, 2022, at 9:00am

There being no further business to attend to, the meeting adjourned at 11:30AM.

Respectfully Submitted,

Joseph Nastav

Joseph Nastav, CMCA
Community Association Manager
Paul Ash Management