

**Cobblestone Homeowners Association
Board of Directors Meeting
Tuesday December 20, 2022
HOA Conference Room and Zoom**

Board Members in Attendance:

- Kevin Larson, Sally Jeffcoat, Alan LaFever, Richard Hirschhorn, and Gordon Lackenbauer.
- Jena Carpenter, VP of Operations, Paul Ash HOA Management
- Ashok Sudan – Absent

Other attendees: Brienne Dylewski, Steve Harnden, Carol Vermot, and Rick Bright architect for the Moore's.

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

A motion was made by Gordon Lackenbauer to approve the November 2022, Meeting Minutes with correction was seconded by Sally Jeffcoat and approved unanimously.

Reports of the Officers and Committees

a. Treasurer's Report: Kevin Larson

A motion was made by Sally Jeffcoat to approve the November Financials was seconded by Gordon Lackenbauer and approved unanimously.

b. ACC Report: Sally Jeffcoat

1. Ms. Jeffcoat provided a written report and discussed items the ACC is presently working on.
2. Mr. Bright was present on behalf of the Moores, the Moores have been served a Cease & Desist to ensure no further activity takes place until plans are approved. The Board and ACC want to verify the wall that went across the wash will not be rebuilt. Mr. confirmed the no wall will be built as they are not showing one on the hydrology report which is under review with Pima County.
3. Jiang – 7441 N Catalina Ridge installed artificial turf in the right of way without approval.
A motion made by Sally Jeffcoat to deny the artificial turf and ask that it be removed was seconded by Gordon Lackenbauer; motion passed with 4 ayes and 1 nay by Richard Hirschhorn.

c. Landscape Report: Jesse Trappe was not in attendance the following was provided by Alan LaFever

There are several holes dug Jack to begin planting which was set to begin today, December 20th. Remote water control will be established and controlled by Safari and Alan LaFever.

Old Business

a. Action Item List Review

With Joe Nastav leaving, the Board reviewed the action item list and provided Ms. Carpenter with details and updates.

b. Compliance

The Board reviewed the open violations as presented, Alan to work with Jena on the open violations and next steps for those. Concern was addressed related to mailbox lighting. Jena will review lighting the next time she is onsite when it becomes dark in an effort to provide notice to owner's without properly lit mailboxes.

c. Trash Contract Update

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Per the contract that was developed, it sounds like they are expecting residents to bag their recycling when possible. This does not include cardboard boxes, those may be left separately but must be broken down.

d. Lighting

We need to fix the lighting on the south side of Ina between the two roundabouts.

e. Annual Meeting/HOA Party

The Board would like to find a volunteer to lead the efforts on this item. Mr. LaFever asked Lira Wagoner to host the event. Due to her new professional obligations, she is asking for assistance.

New Business - None

Homeowner Forum

- a. Brienne Dylewski:** They are looking to build a house and will start the formal submission process 2nd quarter of 2023. She noticed that the guidelines are being revised and is curious how it works if she submits during the revision process.

Sally Jeffcoat replied that any changes that go into effect after a preliminary approval wouldn't affect the existing submission. Updates would be provided to anyone who is in process.

Next Board Meeting

- The next Board Meeting will be Tuesday January 17, 2023, at 9:00am

There being no further business to attend to, the meeting adjourned at 10:23AM.

Respectfully Submitted,

Jena Carpenter

Jena Carpenter, CMCA, AMS, PCAM
Vice President of Operations
Paul Ash HOA Management, LLC