

**Cobblestone Homeowners Association
Board of Directors Meeting
Tuesday February 21, 2023
HOA Conference Room and Zoom**

Board Members in Attendance:

- Kevin Larson, Ashok Sudan, Sally Jeffcoat, Alan LaFever, Richard Hirschhorn, and Gordon Lackenbauer.
- Jena Carpenter, VP of Operations, Paul Ash HOA Management
- Absent was none

Other attendees: Jennifer McDowell, Carolyn Masters, Jim Kingston, Fern Goldstein, and Don Baron.

Meeting was called to order at 9:05 AM by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with all Board members present.

Meeting Minutes Approval

A motion was made by Sally Jeffcoat to approve the January 17, 2023, meeting minutes as submitted was seconded by Richard Hirschhorn and was approved unanimously.

Reports of the Officers and Committees

- a. **Treasurer's Report: Kevin Larson** – Treasurer's report was provided in writing with the following highlights. 2022 results were very strong, with an increase to the association reserves of \$174,000. This was partly due to a recovery of bad debt. We have reserves up to \$582,000. Expenses for 2022 were in line with the budget. January 2023 is in line with expectations, the budget comparison is not quite complete as the budget hasn't been fully completed.
- b. **ACC Report: Sally Jeffcoat**
Ms. Jeffcoat provided a written report and discussed items the ACC is presently working on. The ACC did not meet in February as there were no action items to make decisions on. The ACC RRRs have been reviewed by both the ACC and the Board extensively. Final formatting is the final step to completion. Sally Jeffcoat proposes an approval subject to the formatting.
- c. **Landscape Report: Jesse Trapp, Committee Chair, Report provided by Gordon Lackenbauer**
New rocks have been installed on the North side of Ina and more to be installed on the opposite side. The plants that were to be replaced/newly installed will be done either this week or with impending weather report, may not occur until next week. All items were approved and are within budget.

Old Business

- a. **Action Item List Review**
The Board reviewed the current Action Item List as presented.
- b. **Trash Contract Update**
Titan has been contacted several times with a better understanding of why they have to place bottles and containers in bags. The pickup seems to be going better. If we cannot get to the bottom of it, a change will likely be made.
- c. **Annual Meeting/HOA Party**
Ashok Sudan reports he, Sally Jeffcoat and Alan LaFever have been working on the planning. They approached the Sethis, who have agreed to host the event in their back yard. The cost will run

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between \$5,000 and \$6,000. A communication will need to be sent in the next few days. The meeting will begin at 5:00 pm and then after the closing will go into the association gathering at about 6:30 pm with food beverage and community.

New Business

a. ACC Revised RRRs – review/approval

A motion made by Kevin Larson to approve the revised ACC Rules, Regulations & Restrictions was seconded by Sally Jeffcoat; motion passed unanimously.

Homeowner Forum

- a. Jennifer McDowell comments that when Titan is picking up, if they can come down the driveway in their truck for pickup, bagging recycled materials isn't an issue, if they are unable to use the driveway, that is when the bagged materials is important. It allows them to quickly remove the bagged materials and get back to the street where their truck is located.
- b. Carolyn Masters comments she is not happy with having to bag recycling, and would like to know what they do with plastic bags.
- c. Jennifer McDowell asked about repainting the exterior of the house, her front wall needs to be touched up. It is the same paint it is now and only to cover some calcification until she repaints the whole house.

Sally Jeffcoat responds that all that is required is a DMR stating you are repainting the pony wall and the color. Make sure the LRV of the color is less than 60%.

- d. Jim Kingston asked where he could find a copy of the ACC RRRs that have been discussed during this meeting.

This will be posted on the website; we can send you a copy ahead of that time if you would like to review before that occurs.

We are currently relying on our Board President for the Association's website, if something should happen to Alan, Jim is concerned the website would fall into disrepair.

Alan LaFever had trained Joe Nastav for maintaining the website, Jena Carpenter is a temporary manager and once a permanent one is seated Alan will pass that along to that individual. The Management company is contracted to maintain the website.

What is the purpose of the flagged areas in the entrance to the community?

Alan LaFever responded stating the Association was providing a landscape update to the entrance and discovered the plan was being done on the property owned by the neighbors just to the south of Cobblestone. The Board did negotiate with those owners and the flags show the former property line and the new property line. Per Gordon Lackenbauer, there will be hop seed bushes planted along that area and once complete all the flags and markers will be removed.

Next Board Meeting

- The next Board Meeting will be Tuesday March 21, 2023, at 9:00am

There being no further business to attend to, the meeting adjourned at 9:49AM.

Respectfully Submitted,

Jena Carpenter

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