

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

Board Members in Attendance:

- Kevin Larson, Ashok Sudan, Alan LaFever, Richard Hirschhorn, and Gordon Lackenbauer.
- Jena Carpenter, VP of Operations and Danielle Hasting Sr. Vice President from Paul Ash HOA Management.
- Absent was Sally Jeffcoat.

Other attendees: Peter Lichtenthal, Roger Begelman, Carolyn Masters, Dick Trebesch, and Mike Bothelo.

Meeting was called to order at 9:02 AM by Alan LaFever.

Establishment of Quorum

- Quorum was established with six Board members present.

Meeting Minutes Approval

A motion was made by Gordon Lackenbauer to approve the February 21, 2023, meeting minutes as submitted was seconded by Alan LaFever 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. The February report was in line with expectations. Operating expenses of roughly \$40,000.00. The Board approved moving \$225,000.00 from the Pacific Premier Reserve account to the Fidelity Investment account. We still have \$38,000 in accounts receivable. It is about the same as it was at the end of January. The budget comparison has not yet been uploaded due to lack of the budget.
A motion made by Ashok Sudan to accept the Treasurer's report was seconded by Gordon Lackenbauer; motion passed.
- b. **ACC Report: Jena Carpenter for Sally Jeffcoat**
Ms. Jeffcoat provided a written report for the meeting. Ms. Carpenter addresses some highlights. The ACC did not meet in March as there were no action items to make decisions on. Kim Acorn, Sally Jeffcoat and Jena Carpenter met to review all outstanding ACC DMRs. The O'Briens have updated their plans to include extending the construction fencing on the lot. The Moore's DMR is still on hold waiting for Pima County to approve. We are waiting for an update from Sandroff on their DMR. Final documentation and post construction site visits will be scheduled accordingly.
- c. **Landscape Report: Jesse Trapp, Committee Chair, Report provided by Gordon Lackenbauer**
The north side of Ina Phase 5B is complete, boulders have been purchased and installed, the plants are growing with spring rains. LED lights have been purchased and installed. The project is on budget. On the south side of Ina, the hop seed bushes have been installed and irrigation installed by TurfTek is running, once the bushes have been established water will be reduced and they will be trimmed to the appropriate height for the neighboring property. We are starting on 3 islands, one with water and two without, Safari will do this work on Fridays, plants and boulders will be installed over the next few weeks. Two Saguaros were rotting out on Ina Road and were replaced by Safari.

Old Business

- a. **Action Item List Review**
Ms. Carpenter provided a verbal update.

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b. Trash Contract Update

Management is working with David Way related to the trash. They feel they were more than clear on bagging recycling, and this is mandatory. The other major complaint from many residents related to getting appropriate sized containers. We have been provided with the available cans and we will work towards a single switch out date for those residents looking to have their containers a different size.

c. Annual Meeting/HOA Party

Ashok Sudan reports we have to solidify the contracts and provide an accurate head count. Alan will put out an update to get an RSVP from those who have not yet to finalize the head count. Alan and Gordon are to finalize the meeting agenda draft was provided by Jena Carpenter. It was requested to

d. Newsletter

Ashok Sudan needs a couple items from Alan LaFever to complete the newsletter. Alan suggests closing that up within the next week or so.

Homeowner Forum

- a.** Mike Bothelo was asking about the wall on the right-side exiting Cobblestone. The parking area there creates an issue related to congestion when entering/exiting the community. They are parking on the east side of the road rather than in a parking space on the west side. Does the County monitor parking and other issues in this area?

Alan LaFever responds, the county sheriffs are generally fairly responsive, but it seems as though it has gone down in the recent past. A sheriff was sitting down the hill monitoring speeding rather than looking at parking conditions up north. The gate staff should be willing to contact the police department as reported. Management asked to contact the Sheriff's Office and open dialogue related to the parking at the entrance to Cobblestone.

- b.** An incident at the gate house occurred with an individual who had been drinking and tried to get to a home in Cobblestone and didn't know where they were going. They were not allowed in, and the police were contacted. The man was arrested, and his vehicle was removed the following day. Several owners are concerned with the safety and well-being of the gate staff in these instances.

Discussion ensued related to having a panic button on the gate. People have become more brazen and making these incidents more frequent. An option is to provide a cell phone to the gate house just in case the internet goes down. At present if the power or internet goes out, there would be no way for them to call for assistance.

Next Board Meeting

- The next Board Meeting will be Tuesday April 17, 2023, at 9:00am
- The Annual Meeting will be held on April 7th at 5:30 pm.

There being no further business to attend to, the meeting adjourned at 9:35AM.

Respectfully Submitted,

Jena Carpenter

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