

**Cobblestone Homeowners Association
Board of Directors Meeting
Tuesday April 18, 2023
HOA Conference Room and Zoom**

Board Members in Attendance:

- Gordon Lackenbauer, Kevin Larson, Ashok Sudan, Sally Jeffcoat, Mike Botelho, Roger Begelman, and Jennifer McDowell.
- Jena Carpenter, VP of Operations with Paul Ash HOA Mgt
- Absent was None.

Other attendees: Jim Kingston, Carolyn Masters, Dick Trebesch, and Alan LaFever.

The meeting was called to order at 9:02 AM by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with seven Board members present.

Meeting Minutes Approval

A motion was made by Kevin Larson to approve the March 21, 2023, meeting minutes as corrected was seconded by Ashok Sudan and 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. Kevin Larson brought provided background for the new Board Members related to the community's financials and processes. Bank balances at the end of January are Operating \$224K, Construction Deposit Account of \$17k, PPBI Reserve account at \$229k, and the Fidelity Reserve account for \$359k. On March 9, 2023, the Board approved moving \$225k to the Fidelity Account.

A motion made by Gordon Lackenbauer to accept the Treasurer's report was seconded by Ashok Sudan and approved unanimously.

- b. ACC Report: Jena Carpenter for Sally Jeffcoat**

Ms. Jeffcoat provided a written report for the meeting. Ms. Jeffcoat provided background related to the ACC's activity and how they function. The report is divided into three sections: active DMRs, those in progress, and Manager updates. Sensitive subjects are brought forward to the Board for discussion and action in many cases. O'Brien at 7370 Catalina Ridge was preliminarily approved with a pending lighting plan, the landscape plan has been approved. There is an issue related to parking and a circular driveway planned that has yet to be addressed by the O'Briens to ensure there is no parking outside of the garage. We are waiting for O'Brien's reply to our inquiry related to the same. The Moore's are submitting for a large solar array project, there is no action for the Board at this time. The ACC is currently working with the Jiangs for a full DMR for landscape plans.

- c. Landscape Report: Jesse Trapp, Committee Chair, None provided due to time constraints**

Old Business

- a. Action Item List Review**

Ms. Carpenter provided the written report and discussed. An added item is management is seeking bids to repair the block caps at Island #9. Management is preparing documents for delivery to each owner. Included will be the CCRs, ACC Rules & Regs, DMR form and will add the Bylaws.

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b. Exit Gate Arm Repair

Altech Gate has been asked to fix the gate arm, it doesn't work when it rains and the gate attendants have to remove it for egress traffic.

New Business

a. Panic Button for Gate

Management is working with Accura to install a panic button at the gate.

b. Cell Phone for Gate

We are working to obtain a cell phone for the gate in emergency situations. Jennifer McDowell offered to donate a phone if the cost is prohibitive. Alan LaFever pointed out that a message goes to the gate when a message is sent through the website.

c. Island #9 repair caps / repaint

Cap blocks at this island have come loose, approximately 20 need to be reattached, stucco patched and painted. Bids are being collected.

d. Status of Fence on West Side

Management was directed to find a company to assess the condition of the chain link fence on the west side of the property.

As Brought Forth

Mike Botelho asked if a survey might be sent to the community to obtain input from the members related to the trash service based on the comments received at the annual meeting. If the Board moves in this direction, background should be provided to the Residents as to why the change was made and it was ultimately due to wanting smaller trucks on the Cobblestone Roads to eliminate the wear and tear.

Homeowner Forum

- a.** Jim Kingston has requested an update on the tree height limitation in Cobblestone and enforcement of the same. His neighbor is newer and has been requested to trim the trees to keep a 15-foot limit. The prior owner kept the trees trimmed at the required level. Jim recommends an email blast guiding the residents in maintaining the correct heights and how this will be enforced.

The enforcement of the tree height limits is a Board enforcement issue. We have an existing complaint from another neighbor, and we are working to find a solution to this issue. The attorney has advised the association it is not a good practice to force people to remove what we consider Legacy Trees. A common ground solution is being reached between the two owners. The first step is to work with the community manager to start the process. The goal is to get the owners to work together first before bringing it to management or Board attention.

Next Board Meeting

- The next Board Meeting will be Tuesday May 16, 2023, at 9:00am

There being no further business to attend to, the meeting adjourned at 10:37 AM.

Respectfully Submitted,

Jena Carpenter

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