

**Cobblestone Homeowners Association  
Board of Directors Meeting  
Tuesday June 21, 2022  
HOA Conference Room and Zoom**

**Board Members in Attendance:**

- Kevin Larson, Sally Jeffcoat, Ashok Sudan, Alan LaFever and Gordon Lackenbauer, via Zoom
- Joseph Nastav, Community Manager of PAMCO
- 5 Homeowners present via Zoom. Jay Moulton, Roger Begelman, Larry Hemmerich, Carolyn Mote, and Andrea Lichtenthal
- Richard Hirschhorn was absent.

**Meeting was called to order at 8:05 AM by Alan LaFever, Board President**

**Establishment of Quorum**

- Quorum was established by Board members present.

**Meeting Minutes Approval**

- **A motion was made by Sally Jeffcoat to approve the May 17, 2022, Meeting Minutes, seconded by Ashok Sudan and approved unanimously. The executive minutes were tabled until the executive session.**

**Reports of the Officers and Committees**

- Kevin Larson discussed the May Financials. This was the first month financials were provided by Paul Ash. The financials were well done, and some tweaks will be forthcoming. Spent some time with Loran the accountant. Still have the accounts open at Bank of America that will need to be transferred over to Pacific Premier. It was noted that some funds would be left in the B of A accounts until we are sure that all the transactions are completed. **A motion was made by Kevin Larson to approve the May Financials seconded by Alan LaFever and approved unanimously.**
- Sally Jeffries presented the ACC Report. The current Design Guidelines are under final review by the committee for update into the rules. Alan suggested some formatting for the DMR. The Hillside Development Zone document was reviewed along with the Plat. Kim Acorn our architect went down to the county, and it was determined that 47 of the lots are not under the HDZ. The Plans that are under review are under either stage 1 or stage 2 steps of the process. Compliance is now being completed by Joe Nastav. ACC Rules are being reviewed at this time and it will take a couple of months to get the draft edits done. Car Parking will be looked at by Joe Nastav with the Board for guidance within the rules. Tree Height enforcement will also be a challenge with potential compliance and grandfathering once the rule has been established. Real Estate signs are not limited to specific design or a regular real estate sign. It appears about 10 years ago they tried to have a sign but could not enforce it. ACC Meeting will be posted out in advance.  
**A Motion was made by Sally Jeffcoat to approve the new Design Modification Request and Plant List, seconded by Ashok, and approved unanimously.**
- Linda Dahl submitted a report on the buffelgrass. We received additional funds from USFS which will allow multiple years of treatment via the recent Joint Chiefs award. Still awaiting the \$12K grant RAC funding from the USFS specifically for Cobblestone (USFS delays at their Regional Office to get this in place); but good news – all hoops have been jumped through now and expect that to be finalized via agreement this week. Just to confirm this status, these are two different sets of funding that must be received by NFF in two separate agreements. With this funding in place, I am finalizing treatment contract with Tucson Audubon for Cobblestone. So, all in motion and expected to be ready with green-up.

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If we want to schedule a pre-treatment meeting with Tucson Audubon, ASDM, NFF and your Board, we will coordinate/arrange that.

**Old Business**

- Joseph Nastav presented the Management Report and the Action Item List with the Management Report being placed in the minutes as an addendum.

**Homeowner Forum**

- Andrea Lichtenthal expressed concern about charging of \$20 per vacation request. Rover services were replaced by the Security company. Homeowner recommends that the Association absorbs the cost because it is for all community. Andrea added her input concerning the ballots within the PR being more intense before they vote.
- Ashok wanted to bring up the speeding issue with contractors and what can be done to slow them down. Speed bumps have been discussed before and may be considered again. Photo radar is also possible for enforcement. Joe Nastav will set up a review of the TCCE Photo radar system.

**Next Board Meeting**

- The next Board Meeting will be Tuesday July 19, 2022, at 9:00am

*There being no further business to attend to, the meeting adjourned at 9:23AM.*

Respectfully Submitted,

*Joseph Nastav*

Joseph Nastav, CMCA  
Community Association Manager  
Paul Ash Management