

**Cobblestone Homeowners Association  
Board of Directors Meeting  
Tuesday July 19, 2022  
HOA Conference Room and Zoom**

**Board Members in Attendance:**

- Kevin Larson, Sally Jeffcoat, Richard Hirschhorn, Alan LaFever
- Joseph Nastav, Community Manager of PAMCO
- 3 Homeowners present via Zoom. Larry Hemmerich, Richard Trebesch, and Linda Dahl
- Ashok Sudan and Gordon Lackenbauer were absent.

**Meeting was called to order at 10:05 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 June 21, 2022, Meeting Minutes, seconded by Kevin Larson and approved unanimously. The executive minutes were tabled until the executive session.**

**Reports of the Officers and Committees**

**Treasurer Report for Cobblestone HOA Board Meeting on July 19, 2022**

Cobblestone June 2022 Financial Package including Balance Sheet and Income Statement for the month compared with the budget and by month year-to-date.

Cobblestone Monthly Water Usage and Cost report dated June 30, 2022.

Cobblestone HOA Construction Deposit Detail report dated June 30, 2022.

Paul Ash Management Co (PAMCO) prepared the June financial statements. Recall

PAMCO began managing day-to-day activity as of May 1, 2022.

- June monthly expenses generally in-line with projections. A few items of note: a) State Farm our insurance carrier reimbursed Cobblestone \$5,460 for prior legal expenses related to lawsuit; b) we incurred architectural professional fees of \$9,750, some of this cost is recovered by Design Review Fee income; and c) our water bill remained low even in the hotter month of June—see details below.
- June 2022 water bill was \$815, only \$75 more than May. YTD amount paid \$5,313. Evidence growing that we will be well below our 2022 annual budget of \$20.4k (\$1.7k/month). For 2020, water budget was \$32k.
- Bank balances as of June 30: Pacific Premier Bank (PPB) checking/operating account \$213k; PPB construction deposit acct \$26k; PPB reserve acct \$40k; and Fidelity reserve account \$352k. We also have approximately \$10k at Bank of America that we expect to transfer to PPB when we close the Bank of America accounts at the end of July. Bank of America was the bank we used with HBS Management; PAMCO uses PPB so Cobblestone banking activity moved to PPB.
- In early July, the payment processing vendor of HBS (our prior management company) mistakenly

**Cobblestone Homeowners Association**  
**Board of Directors Meeting**  
**June 19, 2022 – Page 2**

auto debited the bank accounts of 11 Cobblestone homeowners (some with multiple lots) for July 1 HOA assessment. The total withdrawn was \$28,021. The funds were deposited into the Cobblestone operating account at Bank of America (one of the accounts we are in the process of closing). The HBS vendor should not have withdrawn the funds because our relationship with HBS ended April 30. Natalie Kujawa, the CFO at PAMCO, is helping us contact the affected homeowners and either return the funds to each homeowner or apply the funds against a homeowner's current or future HOA assessment.

- **A motion was made by Kevin Larson to approve the May Financials seconded by Alan LaFever and approved unanimously.**

July ACC report for the HOA Board July 19, 2022

**Design Modification Requests Pending:**

- Sandroff; 3333 E. Cobblestone Place, Lot 6C: Stage 2
- Watson, J; 7240 Star Fury Pl., Lot 3CR, Stage 2
- Jeffcoat; 7460 N. Catalina Ridge, Lot 59CR, Stage 2
- Hunter: 7510 Moon Spirit Lane, Lot 54CR, contiguous to Hunter's existing home @7501 Moon Spirit Lane, Lot 53CR; Stage 1
- O'Brien; 7370 Catalina Ridge Dr., Lot 23CR, Stage 1
- Hemmerich: Response received from final letter pending board review
  - a. New submittals since last Board meeting.

**Updated Project Activity:**

- Stanford: 7400 Moon Spirit Lane, Lot 34C; June 15 target and pending response
- Harnden-Stingley; 3200 E Crest Shadows Dr.; Lot 25CR; Window replacement in progress
- Jiang; 7441 Catalina Ridge Dr., 43CR: pending completed landscape installation
- Evans; 3201 Blossom Dancer; Painting in progress.
- Mailbox Paint Color Updating: pending update for ACC RR&R
- Sadalla Request to Cobblestone: Joe will be contacting the Sadalla's. No action to be taken as the homeowners in Cobblestone are not willing to contribute to the removals.

**HOA Compliance Team**

- HOA Compliance Team update: The letters have now been formatted into the system and we are ready to begin compliance processing. A full inspection will take place on Tuesday the 31st of May. Going forward reports will be generated to the committee monthly
- Parking compliance issue has been tabled and subject to a recommendation to the Board for future consideration. Clarity on enforcement and the process is necessary. Joe will be looking at the CCR's and how they are written to determine whether the rule can be changed or if it requires the CCR's to be amended. One suggestion was to allow parking until 1:00am then have security company enforce the parking.
- Real Estate signs are still on the table however they the Rules are silent on the designed signs.
- Pending:
  - Ensio; 7540 Window Peak Road; Lot 23C: Dead palm fronds
  - O'Brien: 7370 Catalina Ridge Dr. Lot 23CR; DMR submitted Stage 1; Car Parking pending response

**ACC RR&Rs update process and target dates:**

**Cobblestone Homeowners Association**  
**Board of Directors Meeting**  
**June 19, 2022 – Page 3**

The ACC has divided up the ACC RR&Rs document amongst the committee members with support from Kim and Joe. Tentative target dates:  
September draft changes provided to ACC for consideration.  
Oct-November review by board and engagement of community as needed  
December: finalize modification based upon feedback and endorsement by ACC.  
January: send to board for final review and support.

- A Buffelgrass presentation was delivered to the Board and those interested residents prior to the Board Meeting by Rebecca Davidson of the National Forest Foundation assisted by representatives from the Tucson Audubon Society, and the Desert Museum.

**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.
- Insurance premium is due to renew in October. Joe will be reaching out to the carrier this month to begin the renewal numbers process.
- In July/August we also begin the budget calculations as we prepare for 2022/2023.
- 91 Ballots have been received in the CCR Amendment Voting. Today's is the day to determine if the Board would like to extend the deadline from July 31, 2022, to September 1, 2022. **Motion by Alan LaFever to extend the deadline to September 1, 2022, second by Kevin Larson and approved unanimously.**
- Joe will draft a proposed outline of a homeowner book to be developed once the CCR vote, and the design guidelines are complete. Can we add a vendor list for homeowner to utilize? Joe will send out an email blast requesting information.
- Last meeting a homeowner had reservation about the charges homeowners are being levied. Yesterday we had a meeting with the Security Company regarding the difficulty calculating the charges. Blackstone wants to increase the fees by \$5,000 at which point we would charge 2.50 per day the owners who use it. Richard wants to know who bills them and was told we do but he asked why we should bill them and not let the security company do the billing. The Board will think about this a little more.
- Trash renewal will be discussed in the coming weeks with the representative from Waste Management. Bids will be requested for as is service which includes 2 trashes, 1 recycle, and we will ask for 1 trash and 2 recycle to compare. Joe will send out a survey.
- RE: Mailbox lights

NOTE: This Report was prepared with the diligence expertise of Jayne Hemmerich of McKeown Design Associates, 3460 E. Cathedral Rock Place

1. While asked to research a replacement mailbox light, it should be noted that the design and approval of the mailbox stanchion and the light is the purview of the Architectural Control Committee
2. When Cobblestone was started about 40 years ago, an effort was made to achieve uniformity. This resulted in the prevalent medium brown stands with Spanish tile on the oblique surface and a Spanish style lantern with wrought iron curling decorations and orange panes with embossed lines.
3. Time has passed. The original light labelled # 1 was no longer available, and a trimmer light was ordered. Unfortunately, while not as dated as # 1, the newer model is too small for the concrete stand and looks rather incongruous.
4. Time has passed, and light # 2 is no longer available.
5. Decision time has arrived. Do we keep ordering more and more replacement lights without thought as to the statement they make, or think of a long-term plan, as done with the landscaping,

**Cobblestone Homeowners Association**  
**Board of Directors Meeting**  
**June 19, 2022 – Page 4**

- to bring Cobblestone to the 21st century?
6. We have calls now for lights for new construction and replacements for deconstructing old lights.
  7. Replacement lights for light #1 may cost up to \$1000. replacement lights for # 2 may cost up to \$500, assuming that we can get away with a purchase on a random manner.
  8. To get the best price and to assure uniformity in the future, a large purchase and storage should be considered.
  9. More and more of the houses being built are contemporary in style and do not harmonize with the mail stanchion and either lights # 1 or # 2.
  10. One thought to consider is a Master Plan for the mailboxes. The first thing people see after admiring our new landscaping is the array of old mailboxes. We are offering a suggestion to modernize the stanchions by painting a lighter color, removing the tile to replace with a smooth surface, and surmount it with a modern light fixture. Whether this should be a project of the Association with the cost factored into the budget, or levied on each homeowner, is the problem to be solved.
  11. We believe that we will be faced with ultimate purchases of no. 3, no. 4, etc., if the consensus is to continue as before.

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richard hirschhorn, m.d.

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Jayne Hemmerich

**Homeowner Forum**

- Linda Dahl wanted a clarification between invasive buffelgrass and non-native plant like palm trees.

**Next Board Meeting**

- The next Board Meeting will be Tuesday August 16, 2022, at 9:00am

*There being no further business to attend to, the meeting adjourned at 11:01AM.*

Respectfully Submitted,

**Joseph Nastav**

Joseph Nastav, CMCA

Community Association Manager

Paul Ash Management