

**Cobblestone Homeowners Association  
Board of Directors Meeting  
Tuesday August 16, 2022  
HOA Conference Room and Zoom**

**Board Members in Attendance:**

- Kevin Larson, Sally Jeffcoat, Richard Hirschhorn, Alan LaFever, Gordon Lackenbauer, and Ashok Sudan
- Joseph Nastav, Community Manager of PAMCO
- 6 Homeowners present via Zoom. Steve Harmden, Richard Trebesch, James Killick, Carolyn Ringenberg, Jim Kingston, and Paavo Enzo

**Meeting was called to order at 10:15 AM by Alan LaFever, Board President**

**Establishment of Quorum**

- Quorum was established by Board members present.

**Meeting Minutes Approval**

- **A motion was made by Kevin Larson to approve the July 19, 2022, Meeting Minutes, seconded by Gordon Lackenbauer 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 August 16, 2022**

Cobblestone July 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 July 31, 2022. Cobblestone

HOA Construction Deposit Detail report dated July 31, 2022. Treasurer Comments:

- a- Paul Ash Management Co (PAMCO) prepared the July financial statements. Recall PAMCO began managing day-to-day activity as of May 1, 2022.
- b- July monthly expenses generally in-line with projections. A couple of very miscellaneous repair and maintenance items: a) \$509 paid to install screening around trash cans; and b) \$420 paid for irrigation valve/battery repairs.
- c- July 2022 water bill was \$850. YTD amount paid \$6,164. We expect to be well below our 2022 annual budget of \$20.4k (\$1.7k/month). For 2020, water budget was \$32k.
- d- Bank balances as of June 30: Pacific Premier Bank (PPB) checking/operating account \$117k; PPB construction deposit acct \$27k; PPB reserve acct \$229k; and Fidelity reserve account \$352k. On July 26, we closed the two Cobblestone accounts at Bank of America. We deposited the remaining \$38k balance to the Cobblestone PPB accounts. BofA was the bank we used with HBS Management; PAMCO uses PPB so Cobblestone banking activity was moved to PPB.
- e- As discussed at our last meeting, the payment processing vendor of HBS (our prior management company) in early July mistakenly auto debited the bank accounts of 11 Cobblestone homeowners (some with multiple lots) for July 1 HOA assessment. The total withdrawn was

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\$28,021. The funds were deposited into the Cobblestone operating account at BofA. Natalie Kujawa, the CFO at PAMCO, did contact the affected homeowners. At the discretion of the homeowner, Natalie either returned the funds to the homeowner, or applied the funds against a homeowner's current or future HOA assessment. If a homeowner provided no response, their funds were applied first against any balance due and then provided a credit for future HOA assessments.

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

**August ACC report for the HOA Board August 15, 2022**

**Design Modification Requests Pending:**

- Sandroff; 3333 E. Cobblestone Place, Lot 6C: Stage 2: No new update
- Watson, J; 7240 Star Fury Pl., Lot 3CR, Stage 2: Original submittal withdrawn and requested pool resurfacing and installation of Pergola in backyard which will require DMR. Joe Nastav to notify Mr. Watson of committee discussion and request. No compliance fee will be required.
- Jeffcoat; 7460 N. Catalina Ridge, Lot 59CR, Stage 2: Updated DMR, plans approved including approval of requested variance. Letter to be sent.
- Hunter: 7510 Moon Spirit Lane, Lot 54CR, contiguous to Hunter's existing home @7501 Moon Spirit Lane, Lot 53CR; **Stage 1:** Owner and architect presented updates responsive to previous request. Preliminary Plan approved and Letter to be sent.
- O'Brien; 7370 Catalina Ridge Dr., Lot 23CR, Stage 1: Submission incomplete and requires further information per previous request to meet minimum requirement previously requested. Request to be sent again.
- Hemmerich: Recommendation for Executive Session
- Koshkarian Solar Project: Approved
- Killick Solar Project: Approved
- Putney house repaint: Approved.

**HOA Compliance Team**

- HOA Compliance Team update: Report and letters have been forwarded
- Parking Cars proposed language was reviewed and tabled until next meeting.

**ACC RR&Rs updates provided:**

- Kevin Larson presented new proposed fee table and language modifications for discussion. Information will be provided to the Board for review; Kim Acorn will review and provide feedback.
- Dick Trebesch presented recommendation for mailbox ACC RR&R update and approved by ACC. Recommendation presented to July board meeting by Dr. Hirschhorn was reviewed. A modified recommendation for mailbox structure, light fixture and bulb was reviewed. Committee approve: No change in architecture of mailbox design; New light will fixture options will be finalized and forwarded to ACC in September.
- Other ACC RR&Rs updates will be provided in September.

Next meet September 19<sup>th</sup>, time to be determined  
ACC regular meeting dates will be the 3<sup>rd</sup> Monday of each month

**Landscape Committee - Jesse Tripp**

Everything seems to be going well. Safari has handles numerous issues including some irrigation issues that were report to Alan. Please remember that if you see a water issue don't assume that we know about it.

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Please contact the gatehouse, Joe or Alan to report the issue. We also had a couple of trees fall due to the last few rainstorms.

**Buffelgrass Report – Tony Figueroa**

We were out at cobblestone yesterday, and it sure is dense. It was nearly 100% coverage of non-native grasses Buffel, Lehmanns, Fountain, and Natal were all observed growing throughout this site. Some tangle head, panic grass, and grama grasses were present but rare. Green up is in full swing and plants will be growing for weeks to come.

Work summary - We had an 8-person crew working, filling up backpack sprayers from a pre-mixed spray rig. This maximized efficiency by reducing the time necessary for mixing the pack individually. They were able to cover 3 acres, which required 105.5 gal of herbicide mix. Of course, as we continue to get further from the roadside the hiking distance increases and will make things generally less efficient. I think these numbers can provide some good insight into the pace of treatments going forward.

Below is an image of the treatment area and the herbicide log.



Herbicide Use Daily Log	
Date:	8/4/2022
Project Area: Santa Catalina Cobblestone WUI	
Target Species:	Pennisetum ciliare, Pennisetum setaceum, Eragrostis lehmanniana and Melinis repens
Estimated Acres Treated:	~3
Estimated Acres Traversed:	~3
Estimated % Traversed Acres Treated:	~98%
Herbicide Used (Brand):	Kleenup Pro
% Herbicide Used:	5% (6.4 oz/gal)
Herbicide Used (Oz):	675.2 oz
Surfactant Used (Brand):	Activator 90
Surfactant Used (Oz):	34.82 oz
Total Volume of Water + Chemicals Used (Gallons):	105.5 gal



The Board would like Jesse Trapp to do a first draft on a letter to the community regarding Buffelgrass removal. Please make sure that Safari is handling any buffelgrass in the common area.

### **Old Business**

- Joseph Nastav presented the Management Report and the Action Item List with the Management Report being placed in the minutes below
- Alan has been in discussion with Security Company The new contract does not change the price and includes the residential checks at no charge. This is great but if we overuse that service, it may come back to bite us later.
- Homeowner book draft outline was presented to the Board. Awaiting the new CCR to move forward.
- Trash Contract discussed with the representative. First point of discussion was job performance and the need to make sure things are done correctly was emphasized. Joe advised that the account manager Autumn is the main point of contact however there is a waste management email that handles HOA and only HOA concerns. The contract that the Board has still allows for twice a week trash but provides only once a week recycle. This is based on the amount of recycle that has been picked up from the community. An owner can purchase a second recycle can if they wish and fill up both cans, The Board asked if they could keep Waste Management from rotating cans. Owners sometime has a new can and then when the workers rotate then they are getting back damaged cans. Joe will ask that question. It Was also noted that if you have a damaged you can notify Joe and he will schedule a new one to be delivered. The contract can be started immediately upon approving if you don't want to wait till the end of the contract time. If there is any information on what can be recycled it would be great to have that available to the owners. The Board has asked for another bid. Joe will contact Titan and Republic
- Joe purchased so foam noise silencing squares and shared those with the Board. The Board felt that this product would not hold up well and would be hard to clean. Joe will send them back for a refund. The TV still needs to be worked on for the conference room.
- Alan would like Joe to work with Accura on the issues that need to be addressed.
- The CCR Amendment was a huge success. There will only 8 owners that did not vote. Kudos to everyone. **A motion was made by Alan LaFever to end the election process for the CCR Amendment seconded by Gordon Lackenbauer and approved unanimously.**  
**A motion was made by Alan LaFever to ratify the election results seconded by Sally Jeffcoat and approved unanimously.**  
Alan would like to congratulate Gordon and Gordon's Committee and Board Members who were instrumental in getting the amendment passed.

### **New Business**

- During a recent storm we had a power outage and the battery backup system failed on one of the gate and the arm had to be removed. This cannot happen going forward. Joe will get all the gate systems assessed to determine what need to be fixed and make sure the battery backups are performing properly.

### **Homeowner Forum**

- One homeowner asked about the Moulton Property and about tree height. Because of pending litigation, we cannot discuss the issue however the Board and the ACC Committee are working hard

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to resolve the project issues. Tree Height's are being reviewed by the committee as they complete the new Design Guidelines. As soon as information is available it will be shared.

**Next Board Meeting**

- The next Board Meeting will be Tuesday September 20, 2022, at 9:00am

*There being no further business to attend to, the meeting adjourned at 11:35AM.*

Respectfully Submitted,

**Joseph Nastav**

Joseph Nastav, CMCA  
Community Association Manager  
Paul Ash Management