

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

**Board Members in Attendance:**

- Kevin Larson, Sally Jeffcoat, Richard Hirschhorn, Alan LaFever, and Ashok Sudan
- Joseph Nastav, Community Manager of PAMCO
- 1 Homeowners present via Zoom., Richard Trebesch,

**Meeting was called to order at 9:00 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 August 16, 2022, Meeting Minutes, seconded by Gordon Lackenbauer and approved unanimously.**
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**Reports of the Officers and Committees**

**Treasurer Report for Cobblestone HOA Board Meeting on September 20, 2022**

Cobblestone August 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 August 31, 2022.

Cobblestone HOA Construction Deposit Detail report dated August 31, 2022.

**Treasurer Comments:**

- a- August monthly expenses generally in-line with projections. Alan LaFever reimbursed \$29 for office supplies.
- b- On August 18, Cobblestone HOA received a \$74.2k check from Title Security following the sale of real estate owned by a Cobblestone resident. The payment fully paid amounts due Cobblestone HOA for the residents' delinquent annual assessments (Including interest). Title Security also issued a \$10.9k check to Brown Law for legal costs; Brown Law represented Cobblestone. Brown Law subsequently reimbursed Cobblestone \$2k for fees the HOA paid to foreclose on the property.
- c- August 2022 water bill was \$1,520. Payment included a past due amount of \$481. YTD amount paid \$7,683. 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 August 31: Pacific Premier Bank (PPB) checking/operating account \$153k; PPB construction deposit acct \$27k; PPB reserve acct \$229k; and Fidelity reserve account \$353k. With interest rates rising, the Fidelity account in August earned interest income of \$555. I am striving to set the 2023 assessment by mid-November and mail the invoices no later than December 1, 2022. Recall the 2022 annual assessment was \$3,992/lot; an increase of \$154 (4%) over 2021. Each 1% change for 2023, increases the lot assessment by \$40 and provides the HOA an additional \$5,200 in total. There are 130 lots subject to the annual assessment. The annual assessment excludes the annual trash collection fee (\$472/homeowner in 2022).  
Kevin Larson Treasurer

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

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

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

**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.
- Jeffcoat; 7460 N. Catalina Ridge, Lot 59CR, Stage 2: Updated DMR, plans approved and notification completed.
- Hunter: 7510 Moon Spirit Lane, Lot 54CR, Lot 53CR; Stage 1: Owner and architect presented updates responsive to previous request. Preliminary Plan approved.
- O'Brien; 7370 Catalina Ridge Dr., Lot 23CR, Stage 1: Second submission reviewed. New plan provided but plans insufficient per the rules and regulations. A letter will be drafted and sent providing examples of what is missing. The letter will also indicate that the circular driveway, the curb cut, the excess car, the HOA setback from the curb and the lot HDZ lot requirements will be areas that will need to be addressed. A meeting will be planned with the O'Briens after the letter is finalized and sent.
- Browning; 3361 E Finger Rock Cr, Lot 10C: DMR regarding repair and replacement of gates were approved.
- Beyer: solar panel project. DMR received Sept. 12/13 not in the 21 day period noted on the DMR. Clarification is required regarding panel sizes, height of raised panel, unknown parapet height, and location in relation to edge of roof. Letter to be drafted and sent to Beyer's requesting this information.

**HOA Compliance Team**

- HOA Compliance Team update: Report and letters have been forwarded
- Buffelgrass issue and letter sent to HOA for action and will begin enforcement process. We encourage all homeowners to implement requirements to prevent spread of these invasive plants.

**ACC RR&Rs updates provided:**

- ACC will begin sharing the draft revised language in
- September/October. ACC is considering holding a special meeting in advance of the October ACC to finalize first round of changes and get input from the Board for any further edits. Target is to have all updated changes ready for the November Board meeting. The focus areas include:
  - Parked Cars proposed language reviewed and will be forwarded to board for consideration.
  - Proposed fee table and language modifications presented for consideration and discussion. Once final draft completed, this information will be provided to the Board for review
  - Recommendation for mailbox ACC RR&R update and approved by ACC.
  - Mailbox structure and light fixture discussed including light bulbs, fixture options, and two paint colors. A recommendation will be finalized at the October ACC meeting.
  - Tree Height language drafted and now under discussion by the ACC. Language will be sent to Board after finalization of draft likely in October.
  - Curb cut updates are pending
  - Flag rules updates for consideration: Considering of lighting requirements, and the State of Arizona now has expanded and including more flags.
  - Solar energy device guidelines update pending
  - Structures Centroid and Height Determination process: Consideration should be given for updating the calculation of the centroid whenever a new structure is added to an existing home. Homeowner should not rely on the centroid of the existing home if their footprint has expanded.
  - HDZ alignment/integration under consideration. ACC generally supports adopting HDZ rules in our RR&Rs so there is consistency in standards throughout the community.
  - ACC RR&Rs updates will be checked for consistency and clarity with CC&Rs.
  - Drone usage introduced for discussion.

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

ACC regular meeting dates for the future: 2nd Monday of the month @ 2-4:30pm Oct 10th, November 14th, and December 12th @ 2pm to 4:30 pm.

Thank you,  
Sally Jeffcoat  
ACC Chair

**Old Business**

- Joseph Nastav presented the Management Report and the Action Item List with the Management Report being placed in the minutes below.
- Meeting set up with Jack Hamilton to discuss the as-builts and the plant review. We need remote control access for Safari.
- Irrigation issues and any other issues will be handled by the Manager. Homeowner should be calling the Manager instead of the Board Members to get the issues handled. Our emergency reps will ask questions prior to deciding what action to take.
- Buffelgrass update recap was provided. They are done for the year as when the rains stopped the browning began. They have enough funds for next year's treatment and hopefully beyond. Report was very detailed. Buffelgrass in the community is a challenge but we are sending letters to owners to inspect their property for buffelgrass. How are we going to follow up with the buffelgrass removal on owners' property. There has to be a solution. Perhaps a letter to all owners asking them to verify buffelgrass removal. What happens if they do not respond. Drone use can be used to verify buffelgrass under the terms discussed with the attorney.
- Insurance was renewed automatically. Perhaps next year we will go out to bid.
- Trash Contract was discussed with the recommendation of sending the cancellation notice. Extra bins are \$10 a month. A discussion about both contracts ensued. **A motion was made by Alan to cancel the current waste management contract and continue to discuss a new contract seconded by Kevin Larson and approved unanimously.**
- Lighting is still a work in progress and will be reevaluated going forward.

**New Business**

- Community Party – Alan has proposed that we spend \$4000 for a community party. There are owners that are willing to be on a committee to plan this party. Locations could be by the office or in a cul-de-sac. Alan was proposing the week before Halloween. He is open for suggestions. Sally suggested nearer to the Board Annual Meeting. Perhaps in conjunction with the Annual Meeting right here onsite. Annual Meeting first and then Party

**Homeowner Forum**

None

**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 11:12AM.***

Respectfully Submitted,

## Joseph Nastav

Joseph Nastav, CMCA  
Community Association Manager  
Paul Ash Management