

Cobblestone Homeowners Association, INC.

September Meeting Minutes

Date: Tuesday, September 21, 2021
Time: 9:00 AM
Location: The Cobblestone Office
Roll Call:

Alan LaFever
Doug Dechant
Kevin Larson
Gordon Lackenbauer
Linda Dahl
Sally Jeffcoat

Homeowners: There were four homeowners present, and two homeowners' representatives.

HBS Management Solutions Representatives: Kristin Fleming

I. Homeowner Forum

Mr. and Mrs. Moore attended the meeting to express their dislike for the wall that is being built at 7431 N. Cobblestone Rd. They feel that the wall is not cohesive with the neighborhood and the Architectural Control Committee should not have granted a setback variance. Mr. and Mrs. Moore stated that they believe it would be impossible to soften the wall with landscape. They were also unhappy that they were not notified of the project before it was approved. They have requested all documents pertaining to the project within 10 business days. They also brought it to the Board's attention that there a different plan that were different plans that were approved by the County and the association. The Board will discuss with the association attorney and reply to requests.

II. Board of Directors Meeting Minutes

The Board put on hold approving the meeting minutes at this time. They will review the minutes and approve via email or at October's meeting.

III. Committee Reports

ACC Report- Linda Dahl

Ms. Dahl reported that there were two painting submission. One was approved and one was denied due to the color and the low LRV%. The homeowners did offer a second choice that was approved. An additional submittal was received, and the ACC noted issues and is working with the homeowner.

Buffelgrass Clean up

Ms. Dahl and Ms. Fleming sent notices to a number of homeowners that have very bad infestations on their lots of Buffelgrass. We were pleased to see that some of the homeowners started to treat their lots right away. Ms. Dahl has continued to work with the National Forest on acting as a pass through to hiring crews to treat the perimeter of Cobblestone. The National Forest's hired crew will be starting on the treatment on September 27th. This will take around 1-

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2 weeks to have the project completed. They will be bringing in pack animals to assist in the treatment. The crews will be adding pre-emergent to the area in the Winter to prevent germination in the Spring, which will help with killing the seeds. Once the buffelgrass is dead it will be left on the ground. The National Forest believes this is the right solutions at this time to have the area treated.

Landscape- Sally Jeffcoat

Ms. Jeffcoat provided the Phase V final plans to be reviewed and approved by the Board. The estimate provide to complete Phase V is \$131,665. With the original budget being approved for \$375k that leaves approximately \$114k for the remaining phase. Ms. Jeffcoat has worked for weeks with Jack Hamilton to try to stay within the budget. At this time the \$131,665 is the final total.

Ms. Jeffcoat discussed reviewing the current landscape contract. Ms. Jeffcoat stated that she would create a new scope of work for Las Palmitas since the front entrance no longer is need of the amount of maintenance that it has in the past. The circles in the cul de sacs need to have more attention on the plantings and the irrigation repaired. A number of them look very stressed. Ms. Fleming and Ms. Jeffcoat will meet with Manuel from Las Palmitas later in the week.

Mr. Larson moved to approve Ms. Jeffcoat's recommendations and the request for the additional 17,615 to compete Phase V. Mr. Dechant seconded; the motion and was unanimously approved.

IV. Review of August's Financials- Kevin Larson

Mr. Larson reported on the August financials. He discussed the 2021 budget explaining that the original budget projected a net loss of approximately \$72k. Mr. Larson, referring to a spreadsheet, (which is attached to the minutes) indicated the current projected net loss for 2021 is estimated at \$350k. He said the additional loss was expected because the change was due primarily to the approval by homeowners of the \$375k Landscape Update project in May 2021; The original 2021 budget was completed in late 2020. He also reviewed the deposit spreadsheet and stated that they were some activities with deposit refunds.

Mr. Dechant moved to approve the August financials as presented. Mr. LaFever seconded; the motion and was unanimously approved.

V. Old Business

A. Action Item List

- **Streets and Reflector Update**

There will be no action on this until the fall. Ace Asphalt will need to come back to fill open cracks and replace reflectors.

B. Street Sweeper

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There were two estimates received for cleaning the streets in Cobblestone. They were reviewed.

Mr. Larson moved to approve the Speedy Sweeping estimate. Ms. Dahl seconded; the motion and was unanimously approved.

C. Buffelgrass Update

Topic was previously discussed earlier in the meeting.

D. Curb Cut Out Update

Turf Tek has started their part of the curb cut. Sunland is scheduled to take care of the asphalt on the 24th.

E. CC&R Update

The Board has sent out an email asking for homeowners to volunteer to join an advisory committee. The deadline for volunteers is Friday the September 24th. Ms. Fleming will send a follow up email to the community to remind them of the deadline. The list of interested parties will be emailed to the Board on Friday. The Board will then review the applicants and decide who will form the committee.

F. Annual Meeting Draft Minutes

The Board was provided the annual meeting draft minutes. She will collect the final edits and post the draft meeting minutes to the website.

VI. New Business

There was no new business to review.

VII. Next Board Meeting

The next Board of Directors meeting will be at 9:00 a.m. on October 20th.

VIII. Adjournment

With no further business before the Board, Mr. LaFever made a motion to adjourn the meeting. Ms. Dahl seconded the motion and it carried unanimously at 10:30 a.m.

Landscape Update-Estimate of Total Costs for Phases 2 thru 5 ----- Estimate as of September 20, 2021

	Phase 2	Phase 3	Phase 4	Phase 5	Total	Comment
Original Estimates from Q1 2021	\$ 66,980	\$ 54,815	\$ 139,155	\$ 114,050	\$ 375,000	Phases 2-4 Estimates Match the Contractor Bid & pynt schedule; Phase 5 was rough estimate Amount approved by HOA \$375,000
Projected costs for Phases 2-4	66,980	54,815	139,155		260,950	Approximately \$204k has been paid on Phases 2-4, as of August 31, 2021
Phase 5 Estimate per bid August 29				164,530	164,530	Bid above original est. primarily due to higher labor and material costs
Phase 5 Adjustments to Reduce Cost				(10,470)	(10,470)	Reduced amount of labor/materials related to plants, lights, irrigation, rocks, turf, etc.
Phase 5 Adj from modify Phase 3 yet to be completed				(4,530)	(4,530)	See Turf Tek Revised Bid Sept 14, 2021
Phase 5 Adj from modify Phase 4 yet to be completed				(17,865)	(17,865)	See Turf Tek Revised Bid Sept 14, 2021
Phase 5 Adjusted Updated Cost				131,665	131,665	
Total Costs and Adjusted Phase 5 Estimate	<u>\$ 66,980</u>	<u>\$ 54,815</u>	<u>\$ 139,155</u>	<u>\$ 131,665</u>	<u>\$ 392,615</u>	
Over (Under) Original Estimate in Dollars	0	0	0	\$ 17,615	\$ 17,615	
Over (Under) Original Estimate as %	0.00%	0.00%	0.00%	15.44%	4.70%	