

Cobblestone Homeowners Association
Board of Directors Meeting
Tuesday July 25, 2023
HOA Conference Room and Zoom

Board Members in Attendance:

- Gordon Lackenbauer, Ashok Sudan, Kevin Larson, Sally Jeffcoat, Mike Botelho, Roger Begelman, and Jennifer McDowell.
- Jena Carpenter, VP of Operations with Paul Ash HOA Mgt
- Absent was None.

Other attendees: Larry/Jayne Hemmerich.

The meeting was called to order at 9:00 AM by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with seven Board members present.

Meeting Minutes Approval

A motion made by Sally Jeffcoat to approve the June 20, 2023, meeting minutes as corrected was seconded by Ashok Sudan and approved unanimously.

Reports of the Officers and Committees

- a. **Treasurer's Report: Kevin Larson** – Treasurer's report was provided in writing with the following highlights. Kevin Larson reports bank balances at the end of June 2023 with Pacific Premier (PPB) operating account was \$194k; PPB construction account \$27k and PPB reserve account \$4k; and Fidelity reserve account \$592k. Income and expense results are in line with the full year's projection. On July 14th, Mr. Larson instructed \$170k to be moved from the operating account to the Fidelity Reserve account, prior to that \$230k was invested in short term US Government securities including \$100k maturing 6/30/24 and \$130k maturing 5/15/24 each earning 5.3%. Reports received by Steven Keys included the compilation and tax reports and has some questions and he will circulate it to the full Board at the next meeting. Mike Botelho sent Kevin Larson some guidelines from a Phoenix association for him to review.
Kevin Larson was directed to review the guidelines and circulate any updated suggestions to the newly approved guidelines.
A motion made by Gordon Lackenbauer to approve the treasurer's report was seconded by Ashok Sudan and approved unanimously.
- b. **ACC Report: Sally Jeffcoat**
Ms. Jeffcoat provided a written report for the meeting. Ms. Jeffcoat provided the following highlights: The Moore's project was the biggest part of the discussion, there were areas of concerns and the ACC decided not to give preliminary approval and a 21-day notification period quite yet pending the issues raised. At the next meeting, if the items are addressed, the ACC will begin the 21-day notification period. Members of the ACC will be completing a site review with Kim Acorn to understand the plan completely. Further topics include roof coating expectations and LRV% of those as members have addressed the ACC related to the same. Lastly, there have been three requests for an earlier construction start, Ms. Carpenter asked if a 6:00am start in the summer months is an appropriate adjustment. Presently, an earlier start will be approved once neighbors have been notified.
- c. **Landscape Report: Jesse Trapp, Committee Chair** – Verbal report provided by Gordon Lackenbauer. All projects to date have been complete if you need to address anything with Jesse Trapp, please email her so that she can address your requests.

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Management Report – Ms. Carpenter provided a written report.

Highlights include the bar locks were added to the gate door and the rolling screen was repaired. The fountain hasn't been serviced by the prior company, Paul Ash is presently bringing it back into proper care, and will be obtaining bids for new service.

Old Business

a. Titan Service Board Survey

Management presented the draft survey for input prior to issuing to the membership. Discussion ensued and additional information was added.

Management directed to issue the survey for a Board review in August with Titan present.

Management was directed to begin working with Waste Management and Republic Services and get bids and what is available.

New Business

a. As Brought Forth

Jennifer McDowell inquired as to the condition of the ocotillos at the entrance, they appear as though they aren't making it and have been there for 4 years and aren't flourishing. She would like management to have those reviewed. Ms. Jeffcoat believes the Landscape Committee were to replace those ocotillos on the north side of Ina past the gate and before the gatehouse.

Roger Begelman asked about the roundabout prior to the entrance of Cobblestone and the Association has been operating it as an easement. All the planting there was the first stage of the landscape development project. Jack Hamilton with Turf Tek did replace the ocotillos at the roundabout.

Mr. Larson revisited the topic of the gate house and sufficient electricity back up for the gatehouse. Management directed to follow up with Alan LaFever.

Homeowner Forum – None

a. Jennifer McDowell asked about the use of the gate cell phone and when the members would be allowed to text the gate.

Ms. McDowell as advised the number is for emergencies only. The online option using the Cobblestone website is the preferred method, updates are received on the tablet at the gate.

Next Board Meeting

- The next Board Meeting will be Tuesday August 15, 2023, at 9:00am

There being no further business to attend to, the meeting was adjourned at 10:11 AM with a motion by Mike Botelho and seconded by Roger Begelman.

Respectfully Submitted,

Jena Carpenter

Jena Carpenter, CMCA, AMS, PCAM
Vice President of Operations
Paul Ash HOA Management, LLC