

**Cobblestone Homeowners Association
Board of Directors Meeting
Tuesday August 15, 2023
HOA Conference Room and Zoom**

Board Members in Attendance:

- Gordon Lackenbauer, Ashok Sudan, Kevin Larson, Sally Jeffcoat, Mike Botelho, and Roger Begelman.
- Jena Carpenter, VP of Operations with Paul Ash HOA Mgt
- Absent was Jennifer McDowell

Other attendees: Larry/Jayne Hemmerich, Jennifer and Jay Moulton, Stephen Harnden, Carolyn Mote, Alan LaFever, and Richard Trebesch.

The meeting was called to order at 9:02 AM by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with six Board members present.

Meeting Minutes Approval

A motion made by Sally Jeffcoat to approve the July 25, 2023, meeting minutes as submitted 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 July was uneventful. Items under budget are water projecting \$3500 savings. Gate Personnel is also coming in under budget that may be a savings of up to \$15,000. Seeing improvements on the big-ticket items.

Ashok Sudan asked if we could present a prior year comparison on a quarterly basis.

Gordon expressed concern over lack of water and whether those newly planted islands are getting enough water. Management directed to reach out to Brynn at Safari and ask for them to evaluate the irrigation and ensure everything is properly watered.

A motion made by Mike Botelho to approve the treasurer's report was seconded by Gordon Lackenbauer and approved unanimously.

Kevin further reports that the CPA provided the compilation and it's a state required report to be made available to the Membership. There was a typo on the Balance sheet which needs to be corrected and upon receipt will be posted to the website. The association doesn't pay taxes, the only taxable item is interest earned on investments. Per the CPA 5-10% of the management fees may be written off for management of the financials. This year the federal tax due was less than \$300.00.

- b. **ACC Report: Sally Jeffcoat**

Ms. Jeffcoat provided a written report for the meeting. Ms. Jeffcoat provided the following highlights: The Moore's solar project has started the 21-day notification period, additional items will be provided related to structural integrity of the new wall and the solar panels for the pool heat. The hydrology report did not recommend reseeding under the solar panels. Once comments are received the ACC will make a final decision on what is required for construction.

Roof coating options made available with the appropriate LRV were obtained and the information has been provided to the residents who are recoating their roofs. Current projects under construction have requested earlier start times due to the extreme heat. The Owners need to contact surrounding neighbors to let them know and gain their approval prior to the ACC allowing the earlier start time. We will continue to review these requests on a case-by-case basis and require neighbor approval.

Gordon Lackenbauer raised concern as noted recently during the Maui fires which was worse due to invasive non-native grasses and buffelgrass being on the list. Management directed to reach out to the Tucson Audubon Society for an update on remediation of buffelgrass, most residents are doing what is necessary and review of open violations for the same.

A motion made by Sally Jeffcoat to authorize and schedule a drone fly to review Lots for buffelgrass was seconded by Roger Begelman and passes unanimously.

- c. **Landscape Report: Jesse Trapp, Committee Chair** – Gordon Lackenbauer advises everyone to contact Jesse Trapp or Jena Carpenter for any questions or concerns. The next cul-de-sac and the final one for 2023 will be complete this fall.

Management Report – Ms. Carpenter provided a written report.

The gate locks and bars have been addressed at the gate house. Still need to meet with Alan LaFever on the internet service to the gate and office and what improvements can be made. Dunn Edwards and three vendors are doing a site visit tomorrow to review the mailbox monuments and submit bids for a reduced fee to each owner and they will need to sign up and pay individually and will be charged by the Association. Road seal coating was done in 2019, it may be time for a seal coating in 2024. The relationship with the Brown Law Group was terminated. Bids for fountain maintenance are being obtained, Paul Ash maintenance is servicing at \$65 per visit presently.

Management was directed to reach out to Sunland Asphalt (formerly Ace) to determine what the cost to replace the roads would be to ensure properly reserving for future replacement. When discussing with them the replacement costs, obtain an assessment as to when to perform a seal coat.

Old Business

Titan Service Member Survey Results Management presented the survey results to the Board – the residents are less than happy with the existing service provider, office is non-responsive, the onsite provider is inconsistent with what he does, they leave bagged trash in containers, and no one can obtain the size can they want.

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

Mike Botelho brought up the issue of the graffiti on the private wall just outside of the Cobblestone entrance and what solutions exist that Cobblestone might assist with related to the same. The camera we have at the entrance doesn't quite reach the full parking area.

Jennifer Moulton advised that the owner put the wall up to create some privacy for their Lot due to excessive trespass. Another option may be to put a camera up on the south pillar of the entrance, but the neighbor south and to the east may be a better location.

Roger Begelman was directed to ask the new attorney what the Association may do to related to added security cameras to avoid having graffiti and similar types of crime.

Homeowner Forum – None

- a. Steve Harnden on Crest Shadows thank the Board for allowing the early construction hours. The crews are able to get set up and started without sound prior to sunrise. They hope to be done with construction in the next couple of months. They did remove a few dead shrubs and plants, and cut back their mesquites, and there was nothing added or removed outside of their property lines.
- b. Alan LaFever advised that the crews working outside construction hours should be policed to ensure they aren't too loud, the sound carries down the canyon area and owners can hear them. The Sherriff has advised Cobblestone to call 911 when there are people parked in the lot on Campbell, they will

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come if not otherwise occupied. The camera should be able to be adjusted with a better view and the gate staff has review access and are able to see most of the Lot. Alan requested a list of completed islands so they can be reviewed. Alan advised he feels the new attorney Carpenter Hazelwood was who the Board terminated 5 years ago when they wouldn't support foreclosure for assessments. Titan's contract includes an annual bulk pick up and wanted to draw attention to needing that done. Mr. LaFever also suggested reaching out to Mike Cantowine for the road conditions and Alan is happy to assist with a drone fly for buffelgrass.

Next Board Meeting

- The next Board Meeting will be Tuesday September 19, 2023, at 9:00am

There being no further business to attend to, the meeting was adjourned at 10:48 AM.

Respectfully Submitted,

Jena Carpenter

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