

**Cobblestone Homeowners Association  
Board of Directors Meeting  
Tuesday September 26, 2023  
HOA Conference Room and Zoom**

**Board Members in Attendance:**

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

**Other attendees:** Larry/Jayne Hemmerich, Jesse Trapp, Peter/Andrea Lichtenthal, Jay Moulton, Stephen Harnden, Carolyn Mote, and Brienne Dylewski.

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

**Establishment of Quorum**

- Quorum was established with five Board members present.

**Meeting Minutes Approval**

**A motion made by Ashok Sudan to approve the August 15, 2023, meeting minutes as submitted was seconded by Kevin Larson 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 August figures are generally in line with the budget. With a few capital expenses not needed this year as budgeted, Kevin recommends doing 2 more islands this year rather than only 1.

**A motion made by Mike Botelho to approve the treasurer's report was seconded by Ashok Sudan and approved unanimously.**

1. **2024 Draft Budget Discussion** – Kevin Larson prepared some initial information for discussion. Mr. Larson sent the reserve study for Board review. Cobblestone has significant capital improvements which is mostly road replacement in future years. If Cobblestone can put \$130,000 per year will allow the association to build up enough money to fund the road replacement in about 6-7 years. While doing a \$1.6 million expense the association needs to take into consideration other reserve expenses between now and when the road replacement is done. Pricing in the current study does not take into consideration inflation that occurred the last couple of years. Trash collection is a one time per year expense and only applies to the number of homes. Another discussion needed around gate personnel who each get paid about \$15/hour. The association is in line with other gates around Tucson, Cobblestone has a terrific team that works well together and has Cobblestone's best interests at the top of their minds.  
**Management directed to determine the true number of homes needing trash service.**

- b. **ACC Report: Jena Carpenter for Sally Jeffcoat**

Ms. Jeffcoat provided a written report for the meeting. Ms. Jeffcoat provided the following highlights: The Moore's solar project was approved for construction, subject to receipt of a final set of plans which incorporates all changes including structural engineering, setbacks, and other clean up. The ACC expressed appreciation for the additional work and meetings with Kim Acorn. The plan modifications were important to meet the ACC rules and ensure stable construction of the solar array and the drainage design and walls would satisfy updated hydrology and flood plain assessments. The ACC has cleaned up the agenda and other outstanding projects that were lingering as incomplete which were fully documented and closed at this time.

**A motion made by Kevin Larson to approve the ACC report was seconded by Gordon Lackenbauer and passed 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 ocotillos previously reported will be reviewed and addressed this fall. The next cul-de-sac and the final one for 2023 will be complete this fall and potentially two based on the financial report. Otherwise, there are no further updates to report.

**Management Report – Ms. Carpenter provided a written report.**

There are few added highlights, Management wanted to put on the Treasurer’s radar, it may be time to move some money back to the operating fund from the Fidelity reserve account. Three qualified painting vendors have been identified for the Board’s selection which includes some common area updates. The Drone fly date was rained out and we are looking to reschedule the drone fly. Gate repairs on the chain link fence are anticipated at approximately \$2,000. There is a repair being done by SW Gas on Cobblestone Rd just near the Moulton’s.

**Buffelgrass Update: John Goraj, National Forest Foundation (NFF) and Tony Figueroa, Tucson Audubon Society presented. This presentation will be posted to the Cobblestone HOA website.**

**Old Business**

**Titan Trash Service** It is time to determine whether Titan should be terminated. We have a bid from Waste Management, Republic Services does not openly or actively offer valet (back-door) services, but the HOA representative was going to see what he could do. Waste Management did reduce the contract terms to 3-years and will allow Cobblestone to establish can sizes prior to delivery.

Management is working with Waste Management to determine whether they have smaller trucks to come through the community. Management directed to determine the number of homes being serviced.

This discussion was tabled until the October Board meeting.

**New Business**

- a. **Mailbox Monuments & Common Area Painting** there are 3 qualified bids for painting the owner mailboxes, we added the street corner monuments, islands and 2 other locations which are in need of painting. Once the board selects a vendor notices will go out to all residents allowing them to opt-in to a group price.

A motion made by Gordon Lackenbauer to approve LGND Painting for an association expense of \$11,500 and owner expense of \$250 for mailbox monuments was seconded by Ashok Sudan and passed unanimously.

**Next Board Meeting**

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

*There being no further business to attend to, the meeting was adjourned at 11:22 AM.*

Respectfully Submitted,

*Jena Carpenter*

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