

**Cobblestone Homeowners Association
Board of Directors Meeting
Thursday October 19, 2023
HOA Conference Room and Zoom**

Board Members in Attendance:

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

Other attendees: Larry/Jayne Hemmerich, Betty Wojciehowski, Jay Moulton, and Carolyn Mote.

The meeting was called to order at 9:08 AM by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with seven Board members present.

Meeting Minutes Approval

A motion made by Roger Begelman to approve the September 26, 2023, meeting minutes as submitted was seconded by Sally Jeffcoat 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, come in about \$140k in income. Lower gate staff, water down by \$3k, less reserve expenditures than anticipated. Investments earning about 5%, some funds will be transferred back to operating in the amount of \$40k to cover operating expenses.
A motion made by Gordon Lackenbauer to approve the treasurer's report was seconded by Ashok Sudan and approved unanimously.
 1. **2024 Draft Budget Discussion** – Kevin Larson the item to wrap up the for the budget is the level of assessment increase that will be charged. Will we increase or modify the trash fee for the residents. These are both due by January 2024 and the bill should be in the resident's hands by December 1, 2023. Should be completed by Thanksgiving at the latest for timely mailing. The budget itself will be approved by the membership at the annual meeting. Strong consensus that an increase to \$1/hour for the gate staff, for an approximate increase of \$11k. The biggest concern is future road replacements, Kevin presented three options as to properly funding for the \$1.6 million dollar replacement in 2031 without completely draining the reserve fund.
Management directed to determine what is included in the pest control fees.
Management to identify what Tucson Country Club Estates did related to obtaining a loan for the same.
- 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 is under construction, final documents received as required in addition to . Valentine submitted for interior remodel with transom windows and was approved. Chaudhary submitted a new home build, the plan was submitted as a final plan. Deficiencies were addressed and sent to architect, the ACC will review at the next meeting and if it meets requirements, the 21-day notification process will commence. The Jeffcoat's whole home generator was approved. Other projects in progress are monitored for progress.
- c. **Landscape Report: Jesse Trapp, Committee Chair** – Gordon Lackenbauer reports for Jesse Trapp, they just returned and they will be reviewing a number of things including the ocotillos that

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haven't been removed. Jesse will update the Board next month and is meeting with Safari on the next two islands on Monday.

Management Report – Ms. Carpenter provided a written report.

A written report was provided. Letters will be issued to the membership for the painting of the monuments, the addition of the black ornamentation has been added for another \$50 each. The violation letters for the mailboxes will go out at the same time as group rate painting letters to encourage residents in violation to opt-in to the association's vendor for painting. They will be onsite beginning November 13, 2023. The buffelgrass drone fly will be rescheduled, Alan just returned from Kentucky.

Jennifer McDowell asked about the light fixtures in the association and if they are painting the fixtures, the older black wrought iron on the monuments are fading and it might be an opportunity to discuss the fixtures at the same time.

Roger Begelman reports the Corporate Transparency Act is requiring beneficial owners of a corporation to file with the Federal Government. More research to be completed as to whether the associations should have to record their Board President as the beneficial owner, the management company may be the better option. This will be required in 2025, the government hasn't figured out how to create this database but may be ready as early as 2024.

Old Business

Titan Trash Service Further review needed.

New Business – None

Homeowner Forum

Jay Moulton asked about seal coating the roads. The association generally does crack fill every 2 years and then seal coating every 3 – 4 years. Gordon advises that a road specialist will be in to review the current condition and recommend actions needed.

Every fall an email goes out to advise the members the length of service of the gate attendants. The members believe that the association tip the attendants at the holiday season. The HOA isn't providing a bonus of any substance, and this should be communicated to the residents.

Jay requested information related to the Moore project and didn't receive the responses related to what was complete.

Management directed to determine the last time the seal coat was complete.

Management directed to send the ACC minutes from the last meeting to Jay Moulton.

Next Board Meeting

- The next Board Meeting will be Tuesday November 16, 2023, at 9:00am

There being no further business to attend to, the meeting was adjourned at 10:51 AM.

Respectfully Submitted,

Jena Carpenter

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