

**Cobblestone Homeowners Association
Board of Directors Meeting
Thursday November 16, 2023
Homewood Suites by Embassy and Zoom**

Board Members in Attendance:

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

Other attendees: Jayne Hemmerich, Alan LaFever, Bob Richards, and Carolyn Mote all present by Zoom.

The meeting was called to order at 8:05 AM by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with six Board members present.

Meeting Minutes Approval

A motion made by Mike Botelho to approve the October 19, 2023, meeting minutes as submitted was seconded by Sally Jeffcoat and approved unanimously.

Reports of the Officers and Committees

- a. Treasurer's Report: Ms. Carpenter presented the highlights** – Treasurer's report was provided in writing by Kevin Larson. October 2023 ends with \$63k in the operating account, \$4k in the PPB reserve account, \$29.k in the construction deposit account and \$734k in the Fidelity reserve account. We transferred from Fidelity to operating \$40k to cover operating expenses and will do an additional amount in December to cover any end of year expenses. As of 10/31 the AR totals \$11.7k which includes \$1.5k of late fees and interest. Kevin would like the Board to set the assessment amount and trash collection fee to ensure notices are sent by the end of November.
- A motion made by Mike Botelho to approve the treasurer's report was seconded by Sally Jeffcoat and approved unanimously.*

1. **2024 Draft Budget Discussion** – Kevin Larson prepared the draft budget for review, the Board determined to hold the discussion until the trash decision has been made and the islands are going to be more expensive due to the added labor and equipment needed to remove the large oleanders. A modest bonus for holidays will be provided to the gate staff. Decisions need to be with paving and the trash contract before final decisions can be made. The paving question is whether we should do a smaller update/repair to the roads now for the full replacement in 2030/2031.

b. ACC Report: Jena Carpenter for Sally Jeffcoat

Ms. Jeffcoat provided a written report for the meeting. The only item reviewed or discussed in November was Chaudhary submittal for Lot 17CR which is a new construction application. The ACC approved the preliminary design which is in the 21-day notification period. Kim Acorn as of the meeting has submitted a list of requirements that need to come back to the ACC. This application included a sports court and the owner's intent is to use it as a basketball and pickleball court. The term Sport Court is not included in ACC RRRs or CCRs. The ACC is looking for Board feedback on this issue due to the noise nuisance that seems to be the greatest issue with this application which comes with pickleball play. There are at least 2 homes with tennis courts presently which are both in disrepair and not used as a result. Hallmarks of Cobblestone are the peaceful, quiet, and serene living environments. Members can obtain memberships to clubs that offer these courts. Discussion ensued related to hours of allowed use and restrictions around types of courts/play allowed.

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Roger Begelman was directed to draft language for both the CCRs and RRRs to ultimately provide the guidance needed related to rules around use of sports courts and specifically pickleball. Draft language to be distributed to the Board for review.

- c. **Landscape Report: Jesse Trapp, Committee Chair** – Gordon Lackenbauer reports for Jesse Trapp, they held a meeting on Wednesday morning, walked through the property, lost a few plants that needed to be replaced, they will be replanted in the spring. They discussed the two islands to be done on Friday these two are not irrigated. There are a total of 5 islands of the twelve that do not have irrigation.

Management Report – Ms. Carpenter provided a written report.

A written report was provided. The office flood is now headed to repairs stage, the water has been extracted, demolition complete and we are waiting on the repairs estimate for the insurance claim to move forward this will include boxing up items in the office for storage during construction. Once sent to insurance, the adjuster will provide an amount to Cobblestone which will be paid towards the updates, and any betterments the association would like to do will come directly from Cobblestone. Gordon and Jena discussed having an ad-hoc committee address choices for the office/conference room and any updates given the building will be under construction for a couple months. Storage is another topic that might be addressed as part of the updates. Can the plans be digitized and saved electronically to make more space for the misc. items stored. The buffelgrass drone will be conducted on Monday from 10am to noon.

Jennifer McDowell was asked to lead this charge and invite a couple of residents to join for feedback.

Management directed to determine the white line on Catalina Ridge and what the plan is for that marking and what construction it relates to.

Jennifer McDowell and Jesse Trapp have both tried to reach out to John Goraj looking for materials on remediation of buffelgrass for resident information. No response has been received. They were going to send materials to assist with education. Jena Carpenter to further reach out.

Old Business

Titan Trash Service – poll results were largely in favor of switching back to Waste Management with 22 votes for Titan and 41 for Waste Management, the only negative comment for Waste Management is the 1x per week service, it is noted that you can get more than one trash can for \$9/month per owner.

A motion made by Sally Jeffcoat to approve the contract with Waste Management effective March 1, 2023, was seconded by Roger Begelman and passed unanimously.

Management directed to send Titan a termination notice that coincides with the start date of Waste Management and begin a sign-up list for residents including the number of cans and sizes needed.

New Business

Paving Information – Gene Doughty & Tom with Alliance Paving

The proposal from Alliance paving was presented which discussed the assessment of the roads. The roads are still in good enough condition to continue with seal coating and crack fills every 3-4 years will allow them to hold up through 2030. They felt Ina Road is the one in worst condition as it gets the most use and recommended an option to mill and pave that section now along with a full seal coat and crack fill for full community. They do feel with proper maintenance the roads will last another 8 years. Alliance with Board permission will take some core sections and get the profile of what the base and subbase look like before moving forward with a new proposal and to help with budgeting purposes. Other discussions included the roundabout at the end of Campbell just prior to entering the Cobblestone gate. This is technically owned by the County who will likely not participate in sharing costs or providing maintenance. Alliance to get feedback from the county on this question.

Mailbox Light Fixtures – Jennifer McDowell

Mrs. McDowell has been researching an updated fixture for all of Cobblestone. An initial find within the \$200 budget she was given was presented. The fixture is lacking in overall design. The currently selected and approved fixture are dated and do not allow for uniformity. The Board further discussed and has increased the budget amount to \$300 to try and locate one or two options and allow the members to weigh in on the choice before final selection. The ACC will review and provide input as to the fixtures at the December ACC meeting.

Mailbox Monument Painting – process

The painting on the common areas is being done now, the owner monuments will commence when complete, the vendor is allowing an extension to get more owners signed up. A new letter will go out to those who haven't signed up and those who are in violation will receive additional language to the same.

Homeowner Forum

Alan LaFever reminded that the best time to treat the buffelgrass chemically is after it has gotten green just after rainy season. Alan feels there are now 3 different fixtures in the community which speaks to the lack of uniformity on mailboxes. Additionally, we need to address the numbering as many are out of conformance with use of varied materials for house numbering on mailboxes.

Next Board Meeting

- The next Board Meeting will be Tuesday December 14, 2023, at 9:00am

There being no further business to attend to, the meeting was adjourned at 10:43 AM.

Respectfully Submitted,

Jena Carpenter

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