

**Cobblestone Homeowners Association
Board of Directors Meeting
Thursday, December 14, 2023
Zoom**

Board Members in Attendance:

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

Other attendees: Jim Kingston, Joseph Moulton, and Richard & Ann Trebesch all present.

The meeting was called to order at 9:11 AM by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with six Board members present.

Meeting Minutes Approval

A motion was made by Sally Jeffcoat to approve the November 16, 2023, meeting minutes as submitted. Motion seconded by Gordon Lackenbauer and approved unanimously.

Reports of the Officers and Committees

- a. **Treasurer's Report: Ms. Carpenter presented the highlights** – November 2023 ends with \$17k in the operating account, \$4k in the PPB reserve account, \$29.5k in the construction deposit account and \$737k in the Fidelity reserve account. There was no need for a transfer to reserves in November. As of 11/30 the AR totals \$11k which includes \$5k of late fees and interest.
A motion was made by Gordon Lackenbauer to approve the treasurer's report as presented. Motion was seconded by Ashok Sudan and approved unanimously.
- b. **ACC Report: 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.
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, nothing new to add. Jesse has sent the information for Tony Figueroa to Jennifer McDowell to discuss avenues for Jennifer to work with neighboring communities and get them involved with remediation near their properties.

Management Report – Ms. Carpenter provided a written report.

A written report was provided. The sub-contractor for Comcast who trenched a portion of Cobblestone Rd & Cobblestone Pl. was notified of substandard work where the road was trenched and repaved. They have been asked to re-tamp and seal the asphalt that went down and to remove trash and debris along the side of the road that was left behind.

Old Business

- a. **Road Maintenance - Discussion** – the road thickness was determined by core samples obtained at approximately 4inches. Revised proposals were included for Board review.
- b. **Cobblestone Office/Conference Room Update** - 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 and removing items

that should be disposed of. A roll-off may be required to dispose of larger items. Jennifer MacDowell to work with the Management team to update the office.

- c. **Mailbox Monument & Painting Update** – More than ½ of the community have responded to and are having their mailboxes painted. We continue to move forward, and other residents have opted in as of today and we hope to have most of the mailboxes and project complete by month end.
- d. **Mailbox Light Fixture – Jennifer McDowell** reports she has struggled obtaining information from a vendor that is within the price point and still a quality product. She will continue to pursue options and expand to the Phoenix market for vendors.
- e. **ACC Rules & Regs – Redline Updates** pending further information for Sport Court / Pickleball language.

New Business
As Brought Forth

Homeowner Forum

Joseph Moulton addressed the Board related to insurance and difficulty in getting insurance due to claims made against the association and that some carriers are not writing new policies at this time. Mr. Moulton also requested the Board determine when he will be getting his construction deposit returned. Ms. Jeffcoat advised the Special ACC will take his request under advisement and reply to his email correspondence.

Next Board Meeting

- The next Board Meeting will be Thursday, January 18, 2024, at 9:00am

There being no further business before the Board, the meeting was adjourned at 10:33 AM.

Respectfully Submitted,

Jena Carpenter

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