

**Cobblestone Homeowners Association
Board of Directors Meeting
Thursday, January 18, 2024
McDowell Residence & Zoom**

Board Members in Attendance:

- Gordon Lackenbauer, Kevin Larson, Ashok Sudan, Mike Botelho, Jennifer McDowell, Roger Begelman and Sally Jeffcoat.
- Teresa Rascon, Community Manager with Paul Ash HOA Mgt

Other attendees: Jim Kingston and Carolyn Mote, were present.

The meeting was called to order at 9:04 AM by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with seven (7) Board members present.

Meeting Minutes Approval

A motion was made by Roger Begelman to approve the January 18, 2024, meeting minutes as submitted. Motion seconded by Mike Botelho and approved unanimously.

Reports of the Officers and Committees

- a. **Treasurer's Report: Kevin Larson** – Treasurer's report was provided in writing by Kevin Larson. December 2023 ends with \$127k in the operating account, \$4k in the PPB reserve account, \$17.5k in the construction deposit account and \$715k in the Fidelity reserve account. There was a transfer of \$24.68k from Fidelity to Operating to cover December expenses. A \$12k construction deposit was paid back to a homeowner. As of December 31st, there is an unpaid balance of assessments in the amount of \$11k. Mr. Larson stated the year-end Statement and Balance Sheet will need to be adjusted to factor in an accrual for income taxes to cover the interest income earned in 2023. The other change would be to remove the expense of the mailbox painting as homeowners will reimburse the association for that expense.

A motion was made by Kevin Larson to approve the treasurer's report with modifications as presented. Motion was seconded by Sally Jeffcoat and approved unanimously.

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

The Chaudhary submittal was discussed at the last meeting and the ACC approved the request conditional to the ACC report noted on page 14. The ACC has yet to receive a response so the ACC didn't meet in January. We are also waiting on the landscape and outdoor lighting plans. For now, the submittal is on hold until Kim Acorn hears back from Mr. Chaudhary's architect. The Board needs to finalize the wording on the pickleball which Roger Begelman distributed.

A motion was made by Sally Jeffcoat to approve adopting the final wording of the pickleball court and add to the ACC Rules. Motion was seconded by Roger Begelman and passed unanimously.

- c. **Landscape Report: Jesse Trapp, Committee Chair** – Gordon Lackenbauer reports for Jesse Trapp, nothing new to add and this is due to the time of year (weather). Cul-de-sac improvements will begin early March. The Christmas lights staying up all year long was discussed. There were a number of homeowners that said they look great so they should stay up. Discussion ensued regarding the maintenance of them. Teresa Rascon will contact the contractor who put them up and ask the cost to maintain them and if they are on timers.

Management Report – Teresa Rascon provided a written report.

A written report was provided. Ms. Rascon will obtain proposals from other insurance companies that specialize in HOAs when the expiration date is near. Jennifer McDowell stated she can get estimates on furniture and flooring for the office. Ms. McDowell would also like to subcontract the work which will save the association 15-20%. A motion was made by Mike Botelho to approve a budget of \$15,000 to \$20,000 our cost on top of what the insurance will pay out to improve the clubhouse/office. Motion was seconded by Roger Begelman and passed unanimously.

Old Business

- a. **Road Maintenance - Discussion** – Sunland was contacted again for another option to present to the Board now that we have core samples of approximately four (4) inches. Teresa Rascon will provide a revised proposal from Sunland and a new proposal from another paving company. The Board discussed the different options for maintenance of the roads, time of year to repair, and how the cost will be covered. The Board will review the options provided and will decide what the next steps will be at the February meeting.
- b. **Cobblestone Office/Conference Room Update** – Teresa Rascon will work with Jennifer McDowell on obtaining proposals for the different jobs to take place inside the clubhouse/office.
- c. **Mailbox Monument & Painting Update** – Teresa Rascon stated the painters are about finished painting the mailboxes but there were a few complaints on the finish of some mailboxes. LGND will go back through the community and touch up those mailboxes. Jena Carpenter will charge all those homeowners that signed up for this service the \$250.00 as agreed.
- d. **Mailbox Light Fixture – Jennifer McDowell** sent an email to the Board showing the different styles of lights. Ms. McDowell provided details on the quality of the light fixtures and will provide pricing once the Board decides on a couple of them. Table for February meeting.
- e. **ACC Rules & Regs – Redline Updates** – Sally Jeffcoat stated the revised Sport Court / Pickleball language Roger Begelman provided was approved.

New Business

- a. **Titan Trash** – A letter was prepared by David Way, owner of Titan Trash, and Teresa Rascon provided a copy to Gordon Lackenbauer. Ms. Rascon will provide a copy of the letter to the Board for review and comments before sending it out to the community.
- b. **Annual Meeting** – The Board would like to hold the annual meeting sometime in late March or Early April. The location of the meeting will depend on the date and the Board stated they had a good turnout last year and it was great the Sethi's opened up their home. Ashok stated he would ask the Sethi's if they were open to offering their home again this year for the meeting. The Board would like to get feedback from the community on the date. Teresa Rascon will send out a survey to the homeowners asking which date works best, Friday, March 29th or Saturday, March 30th.

Homeowner Forum

Jim Kingston stated the website has not been updated for a few months. Teresa Rascon will get with Jena Carpenter to gain access to update the website as needed.

Carolyn Mote asked why Jena Carpenter was no longer the manager. She asked the Board to reward her for doing a good job. Gordon Lackenbauer explained that Ms. Carpenter was temporary from the start but will continue behind the scenes with Cobblestone.

Next Board Meeting

- The next Board Meeting will be Thursday, February 15, 2024, at 9:00am

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

Respectfully Submitted,

Teresa Rascon

Teresa Rascon
Community Manager
Paul Ash HOA Management, LLC