

**Cobblestone Homeowners Association
Board of Directors Meeting
Thursday, February 15, 2024
Conference Room & Zoom**

Board Members in Attendance:

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

Other attendees: Jim Kingston, Alan LaFever, Bruce Daley, Carolyn Mote, and Steve Harnden 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. January 2024 ends with \$276k in the operating account, \$4k in the PPB reserve account, \$17.5k in the construction deposit account and \$720k in the Fidelity reserve account. As of January 31st, there is an unpaid balance of assessments in the amount of \$38k. Mr. Larson stated there will be a transfer of \$150k from the HOA PPB checking account to the HOA Fidelity account to earn higher interest income. The interest income budgeted for 2024 full year is \$35k or \$2.9k per month. Mr. Larson stated with Board approval, the HOA hired J. Todd Lundering, CPA, to prepare the 2023 Compilation Report and the 2023 State and Federal tax returns. Mr. Larson expects to have the tax returns completed in advance of the annual meeting.

A motion was made by Kevin Larson to approve the treasurer's report as presented. Motion was seconded by Roger Begelman and approved unanimously.

- b. ACC Report: Sally Jeffcoat**

The ACC received all requests from Mr. Chaudhary's architect with the exception of the landscape and outdoor lighting plans. Preliminary approval was granted and a letter will be provided to the Chaudhary's with follow-up actions required. The homeowner has been notified of the fees that are due and are still pending. The Board acted and approved the Sport language which is now in effect and part of the ACC Rule, Regulations and Restrictions, page 19, B. paragraph 26. Ms. Jeffcoat reported nine (9) homeowners that have current DMR's, and Ms. Rascon will contact each homeowner to get a status of their project and timeline. A site visit will be scheduled with the Moore residence. There are two (2) homeowners that require a site visit for final inspection. The committee discussed the final recommendation light fixture which had positive feedback. The committee would like to present some questions to the Board at their February Board meeting. A DMR request came from Trapp/Lackenbauer, Lot 5C, to remove two (2) mesquite trees on their property. The ACC discussed and concluded that a DMR should be completed and returned to the ACC for review and consideration. Ms. Rascon will contact the surrounding lot owners impacted.

- c. Landscape Report: Jesse Trapp, Committee Chair** – Gordon Lackenbauer reported there was nothing new to report at this time. After much discussion and feedback from the Board members, the holiday lights will come down due to the cost of maintaining and replacing them.

Management Report – Teresa Rascon provided a written report.

A written report was provided. Ms. Rascon submitted another estimate to the insurance company which they have scheduled an adjuster to come out to evaluate the damage. I've reached out to the painting company as there are some mailboxes that need to be touched up as they are peeling. The fencing company will be sending me an updated estimate for the west fence. The Road maintenance proposals are included in the packet for review. I reached out to three (3) plumbers and proposals are attached.

Old Business

- a. **Road Maintenance - Discussion** – The Board discussed the proposals from Sunland Asphalt and Alliance Asphalt. After much discussion, the Board requested a bid comparison sheet as it was very difficult to know what they were comparing. Mr. LaFever suggested getting support from a homeowner that is familiar with the whole aspect of the roads. Ms. Rascon will provide the bid comparison sheet and proposals to Mr. Lackenbauer, Mr. LaFever, and Mr. Cantonwine. Ms. Rascon is still waiting on Magnum Paving and Tucson Asphalt to submit their proposals.
- b. **Cobblestone Office/Conference Room Update** – Jennifer McDowell provided three (3) options for furniture and flooring to Mr. Lackenbauer. The Board decided the conference table and chairs should stay as they are in very good condition.
- c. **Mailbox Light Fixture** – Jennifer McDowell provided the Board with some pricing for a couple of light fixtures. Ms. McDowell stated the Board should choose one light fixture, decide how many they would like as backups and need to know exactly how many mailbox monuments there currently and how many vacant lots are still left. After much discussion, the Board discussed how these light fixtures would be paid for. **A motion was made by Gordon Lackenbauer to approve using reserve funds to pay for the light fixtures. The motion was seconded by Roger Begelman and passed unanimously.** The Board would like to send this back to the ACC on their recommendations on the fixture.

New Business

- a. **Annual Meeting** – Ms. Rascon sent the survey out to the homeowners and the majority voted for Saturday, March 30th and the start time will be 5:00pm. Ashok Sudan will contact the Sethi's with the date and time of the meeting. Ms. Rascon will send an email blast to the community informing them of the date, location and time of the meeting. Ms. Jeffcoat, Ms. Rascon and Mr. Sudan will work out the details of the meeting/party.

Homeowner Forum

Bruce Daley stated the right-hand gate as you leave the community is sitting on the curb which naturally makes one move over slightly, so their vehicle doesn't hit the gate. Mr. LaFever stated he has noticed it too. The Board will take a look at the gate and determine if it needs to be moved. **Alan LaFever** requested new owners be provided to him so he may grant them access to the website. Mr. LaFever also asked if the paint on the mailboxes is Gloss or Flat as he is going to paint his. The paint used is Gloss.

Next Board Meeting

- The next Board Meeting will be Thursday, March 21, 2024, at 9:00am

There being no further business before the Board, the meeting was adjourned at 11:43 AM.

Respectfully Submitted,

Teresa Rascon

Teresa Rascon
Community Manager
Paul Ash HOA Management, LLC