

**Cobblestone Homeowners Association
Board of Directors Meeting
Thursday, April 18, 2024
Conference Room & Zoom**

Board Members in Attendance:

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

Other attendees: Alan LaFever, Jay Moulton, Carolyn Mote, Carol Vermaat

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 Ashok Sudan to approve the March 14, 2024, meeting minutes as submitted. Motion seconded by Roger Begelman and approved unanimously.

Reports of the Officers and Committees

- a. **Treasurer's Report: Gordon Lackenbauer** – Treasurer's report was provided by Gordon Lackenbauer. The March financials were delayed, and Mr. Lackenbauer didn't have much time to go through them thoroughly. Mr. Lackenbauer stated nothing to be concerned with and on budget with expenses. There are still some line items that need to be cleaned up in regard to the mailbox painting which shows as revenue. This doesn't affect the bottom line, just the fact of having it properly categorized. Mr. Lackenbauer stated Jesse Trapp will look over the financials as she is a retired CPA and requested that Mrs. Trapp have full access to the association financials.
A motion was made by Roger Begelman to approve the treasurer's report as presented. Motion was seconded by Sally Jeffcoat and approved unanimously.
- b. **ACC Report: Sally Jeffcoat**
Sally Jeffcoat requested the report provided at the annual meeting be attached to these minutes. Ms. Jeffcoat stated that now that Mr. Kingston is the Chair of the ACC, she will be working with him and Teresa Rascon for onboarding. ACC members met onsite along with Kim Acorn at the Ercolani residence to review the landscape design and was approved. Ms. Jeffcoat stated there is not much more going on with the exception that there are a lot in process and the ACC did approve the 21-day notification for the Dylewski new construction. Ms. Jeffcoat briefly went through the homes in process. Discussion regarding the new language on removal of trees on private property is still being worked on and will be presented once completed to the Board for review and approval.
- c. **Landscape Report: Jesse Trapp, Committee Chair** – Gordon Lackenbauer reported new plants are going in the second island. Safari Landscape picked up some lantanas and there are other plants waiting to be planted when the weather permits.

Management Report – Teresa Rascon provided a written report.

- a. A written report was provided. I reached out to Parker & Sons about finding the closest gas meter and I was told there was not one available as it has to be at least 500 feet from the generator.
- b. I contacted Southwest Gas about getting a new gas meter out here and someone will be out in the next week or so to see where the meter can be placed and then they will let me know what it will cost to get it.
- c. I met with a general contractor in the clubhouse and went over everything that needs to be done and an estimate was provided in the amount of \$7676.75 which includes drywall, purchase and installation of carpet, purchase and installation of tile, baseboards, paint walls (ceiling not

included), purchase and installation of countertop (includes installing existing sink), and new sink cabinet.

- d. Jena contacted Xfinity to get a tech out to find out the problem with the phone going out every other day. The tech will be out on Tuesday, April 16th.
- e. Bert's Electric and Plumbing was out on Monday, April 15th fixing the cracked pipe and will be out to hook up lines once sink, and sheetrock has been installed. The plumber did not see further damage to the pipe under the concrete.
- f. Pima County closed the Campbell Trailhead, and the Board will not have to repair the fence along that trail.
- g. Road Maintenance – Dates have been scheduled with 3 Asphalt companies to meet with the Roads committee in May. **Mr. Lackenbauer requested that a technical person be present at the meeting.**
- h. I reached out to David Way as the contract for Cobblestone calls for one curbside bulk pickup or you can do one dumpster. I've attached the guidelines for that, and the board can let me know when they would like to schedule that. **The Board decided a date before May 15th.**
- i. An eblast was sent to the community informing them of the new date for the HOA Party and to RSVP. We received 92 RSVPs, and the catering company has been notified. Ashok has rentals scheduled and beverages have been purchased.
- j. The light fixtures are being shipped on Wednesday, April 17th and I will be renting the storage space for them. **Jennifer McDowell stated we need to keep in mind the Dark Skies so we will need to go with a warm tone like 40-60 watts. Teresa Rascon will look into a rebate with TEP.**

Old Business

- a. **Road Maintenance Proposals - Updates** – Mr. Lackenbauer stated they have formed a Roads Committee which is Alan LaFever, Mike Cantonwine and himself. They will be meeting with the three (3) asphalt companies in May.
- b. **Cobblestone Office/Conference Room Update** – Teresa Rascon will verify license and insurance before scheduling.
- c. **Mailbox Light Fixture – Update** – Waiting on all light fixtures to come in before scheduling crew to install.
- d. **Power Back-Up for Gatehouse – Update** – Teresa Rascon will wait for a response from Southwest Gas.

New Business

- a. **Appoint Jim Kingston to the Board of Directors**
A motion was made by Sally Jeffcoat to appoint Jim Kingston to the Board of Directors and as chair of the ACC. Mr. Kingston will serve the remaining term for Kevin Larson which ends at the next annual meeting. Motion seconded by Ashok Sudan and approved unanimously.

Homeowner Forum

- Jay Moulton stated that homeowners should not get involved with the gate house personnel as far as performance and the management company should be handling this. Mr. Moulton asked about the appointment of Mr. Kingston.
- Alan LaFever pointed out that there were a couple of board members that were appointed so it is a common practice. Mr. LaFever stated his light fixture is a 12-ac volt so his will need to be replaced the same.

Next Board Meeting

- The next Board Meeting will be Thursday, May 16, 2024, at 9:00am

There being no further business before the Board, the meeting was adjourned at 10:02 AM.

Respectfully Submitted,

Teresa Rascon

Teresa Rascon
Community Manager
Paul Ash HOA Management, LLC