

**Cobblestone Homeowners Association
Board of Directors Meeting
Thursday, May 16, 2024
Conference Room & Zoom**

Board Members in Attendance:

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

Board Members Absent: Mike Botelho and Ashok Sudan

Other attendees: Alan LaFever, Carolyn Mote

The meeting was called to order at 2:05 pm by Gordon Lackenbauer.

Establishment of Quorum

- Quorum was established with five (5) Board members present.

Meeting Minutes Approval

A motion was made by Sally Jeffcoat to approve the April 18, 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. Mr. Lackenbauer stated all was in order with the expenses for the month. The mailbox painting expense is outstanding, and Ms. Rascon stated statements had gone out to those that have not paid. The two biggest expenses this month were the revegetation of the two islands. Mr. Lackenbauer reported the financials will go to cash accounting by June. Mr. Lackenbauer stated the Fidelity account must be updated with the correct signers.
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 written report be part of these minutes. Ms. Jeffcoat stated the ACC had received a request from the architect for the Lopez residence regarding a variance for the height of the house. Ms. Jeffcoat went over the other DMR's that are currently in process. Mr. LaFever had a comment about the chimneys at the Lopez residence. Ms. Jeffcoat stated this will need to have more discussion and ask the architect the rationale for the variance. The Board requested some questions be presented to the architect and then once received, the surrounding owners should be notified of this build before moving further with design.
- c. **Landscape Report: Jesse Trapp, Committee Chair** – Gordon Lackenbauer stated not much to report but the plantings in the second island are complete.

Management Report – Teresa Rascon provided a written report.

- a. I contacted Southwest Gas for the status of the gas meter. They had an account set up but no notes, so the representative had no idea what I was waiting on. She has started the process all over again and has put in a rush on the request for the error.
- b. The contractor has started the work in the clubhouse. There was a delay due to a couple of crew members being sick.
- c. An inspection was performed and I'm reaching out to homeowners a few at a time as there is a long list of violations.
- d. Road Maintenance – The Roads committee met with the three Asphalt companies on May 6th and are awaiting revised bids from them.
- e. I reached out to David Way about a date in May for the bulk pick up and he informed me all of May was booked. The earliest he had been Monday, June 3rd. Flyer will be emailed out to everyone with date, time and requirements.

- f. Sid with Yale Electric West contacted me to let me know the distributor will not have the rest of the light fixtures until the end of August. He stated this was not disclosed to him when he placed the order.

Old Business

- a. **Road Maintenance Proposals - Updates** – Mr. Lackenbauer stated they visited a couple of communities that had their roads done 10 years ago to most recent. After much discussion, the Roads Committee agreed the best option for Cobblestone would be to do polychip and will last 10 years. The committee is hoping to do the repairs of the roads in August or September then in early 2025 do the fog seal. Sunland Asphalt proposal came in at \$363,915.00. **A motion was made by Sally Jeffcoat to approve the Sunland Asphalt proposal in the amount of \$363,915.00 and \$37,000 curb repair to be implemented. The motion was seconded by Roger Begelman and approved unanimously.** Mr. Lackenbauer stated the roads must be maintained every 3-4 years and the cost would roughly be around \$100,000.00.
- b. **Cobblestone Office/Conference Room Update** – Teresa Rascon stated the work in the clubhouse has begun.
- c. **Mailbox Light Fixture – Update** – Teresa Rascon reached out to the lighting company and there is a delay with the remaining lights. The board requested the delivered light fixtures be installed. Ms. Rascon will request the maintenance department to get started on it.
- d. **Power Back-Up for Gatehouse – Update** – Teresa Rascon had to put in another ticket with Southwest Gas and will wait 24 hours for someone to call before calling again.

New Business

Homeowner Forum

- Homeowners present had nothing to say at the meeting.

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 4:25 PM.

Respectfully Submitted,

Teresa Rascon

Teresa Rascon
Community Manager
Paul Ash HOA Management, LLC