

**Cobblestone Homeowners Association
Board of Directors Meeting
June 20, 2024
Conference Room & Zoom**

Board Members in Attendance:

Gordon Lackenbauer, Jennifer McDowell, Roger Begelman, Jim Kingston,
Mike Botelho and Sally Jeffcoat

Danielle Hasting, Community Association Manager
Kim Acorn, Association Architect

Board Members Absent: Ashok Sudan

Call to Order

The meeting was called to order at 9:00 pm by Gordon Lackenbauer.

Establishment of Quorum

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

Review of Prior Meeting Minutes

MOTION was made by Mike Botelho to approve the May 16, 2024 meeting minutes, as written; seconded by Roger Begelman. Motion carried unanimously.

Reports of the Officers and Committees

Treasurer's Report: Gordon Lackenbauer

Gordon Lackenbauer reported that the expenses are within budget, there is still reclassification work to be done. Jesse Trapp will be working with management on this. Only 900,000 gallons of water is estimated for 2024 as opposed to over 4,000,000 used in 2020. This savings is due to the landscape plan and the entry renovation.

MOTION was made by Roger Begelman to approve the financial reports through May 31, 2024; seconded by Sally Jeffcoat. Motion carried unanimously.

ACC Report: Jim Kingston

The Draft June ACC minutes were submitted as a written report. The following applications were reviewed :

- Hunter – Solar installation -Approved
- Sandroff – Gutter Installation - Approved
- Cadoux – Paint project- Approved by email
- Cadoux – solar array – almost complete, needs final inspection
- Hunter – new construction – various revisions requested by reviewing architect
- Ercolani – light load calculations needed
- Lopez – new construction conceptual with height variance request. The height variance request was approved by the ACC at the May meeting and a request was sent to neighboring properties for written comments.

Landscape Report: Jesse Trapp, Committee Chair

Gordon Lackenbauer reported on Jesse Trapp's behalf. It is the hot season and there is not much activity. Safari Landscape is keeping an eye on water usage. New timers were installed including irrigation at the islands.

Management Report – Danielle Hasting

Danielle Hasting reported that she is taking over management from Teresa Rascon who gave notice earlier in the month. Elyse Preskar, Assistant Manager, will be staffing the onsite hours and will work with the ACC on submittals. The new office hours will be Monday, Wednesday, and Friday. With the large volume of historical files, it was recommended the Board consider a file retention policy and begin electronic filing the ACC plans stored in the office.

MOTION was made by Gordon Lackebauer to begin with active properties first and to purge the old records; seconded by Roger Begelman. Motion carried unanimously.

New Business

Lot 23 CR – Lopez: Height Variance Request

The Board and Kim Acorn reviewed the conceptual renderings for a new home construction, elevations, and letter from Marc Soloway, the owner’s architect requesting approval for a variance from the existing height limit of 15’ to 18’. Also reviewed were the comments and feedback from neighboring properties. It was noted by the Board that the existing structure has a height of 20’ at the highest point. Lengthy discussion ensued regarding the request with analysis from Kim Acorn. Owners of neighboring property were invited to ask questions and comment.

MOTION was made by Jennifer McDowell to approve the variance, as requested, according to the submitted plans. Story poles are requested on the west side of the proposed addition as a courtesy to neighbors but the variance approval is not contingent upon the story pole installation. The Lopez may proceed with developing preliminary plans as part of the first phase of the Design Modification Request process; seconded by Mike Botelho. Motion carried unanimously.

Old Business

Road Maintenance Project

The Board reviewed the proposal from Sunland Asphalt to remove the sections of sidewalk and replace with asphalt. Sally Jeffocat will reach out to Jack Hamilton from Turf Tek to obtain an irrigation quote for the islands in preparation for this work.

MOTION was made by Roger Begelman to approve the proposal from Sunland Asphalt to remove the decorative sidewalks around the landscape islands and replace with asphalt; seconded by Sally Jeffocat. Motion carried unanimously.

The Board requested separate notification be sent to the community for the other phases of the 2024 asphalt project. Gordon will draft a letter and the schedule will be sent once the dates are finalized.

Office/Conference Room Update

This item was discussed earlier in the meeting.

Mailbox Light Fixture

No updates at this time.

Homeowner Forum

Owner present suggested trash be delayed or coordinated with in preparation of the asphalt project. Owner present recommended the ‘from’ in future email blasts be labeled ‘Cobblestone HOA’ so owners do not accidentally delete important emailed updates.

Next Board Meeting

The next Board Meeting will be held on July 18, 2024 at 9:00 AM.

There being no further business before the Board, the meeting was adjourned at 11:55 AM.

Respectfully Submitted,

Danielle Hasting

Danielle Hasting, CMCA, AMS
Community Association Manager
Sienna Community Management