

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

**Board Members in Attendance:**

- Gordon Lackenbauer, Jennifer McDowell, Ashok Sudan, Jim Kingston and Sally Jeffcoat
- Danielle Hasting, Community Manager with Sienna Community Management

**Board Members Absent:**

Mike Botelho and Roger Begelman

**Call to Order**

The meeting was called to order at 9:01 AM by Board President Gordon Lackenbauer.

**Meeting Minutes Approval**

**MOTION was made bt Ashok Sudan to approve the June 20, 2024 meeting minutes, as written; seconded by Sally Jeffcoat. Motion carried 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.

**b. ACC Report: Jim Kingston**

The Board reviewed the draft ACC minutes from the July 11, 2024 meeting. Story poles were installed at all four corners of the potential edges of the conceptualized new home at the Lopez lot. Dylewski submitted final plans which will be reviewed at the August ACC meeting.

**c. Rules, Regulations, and Restrictions revision: Sally Jeffcoat**

Sally Jeffcoat presented revisions to the RRRs, as summarized below:

- Page 32: Clarifies documentation required for planting and removal of trees in "J. Final Plan submittal requirements"
- Page 32: Establishes the homeowner accountability on page 32: if it is expected the tree will reach 15 ft, homeowner shall agree in writing that if in the future a neighbor validly claims the trees interfere with views, the homeowner will promptly trim the tree to 15 ft and continue to do so in future. This agreement will be transferable with sale to third party.
- Page 41: Adds clarification about the HOA will adhere to the Pima County Ordinance "Native Plant Preservation Chapter 18.72; as well as the guidelines established by the Native Plan Preservation Manual created under the Ordinance. (Chapter 18.72).made slight edits
- Page 41: Adds the option that the ACC can require an independent monitor to oversee compliance with Chapter 18.72)
- Page 41: Adds that homeowners in designated Hillside Development Zone shall be subject to the requirements of Pima County ordinance 18.61 and will be subject to compliance with the Hillside development Manual.
- Page 41: Adds Artificial turf is prohibited in the Natural and Transitional areas and can be used in private areas. Removed the language not visible to the street.
- Page 42: Added NEW construction for clarification.
- Page 42: For New Construction, Removal of mature vegetation must be approved by ACC in accordance with Chapter 18.72

- Page 42 Maintenance : All lots will be maintained and added for Natural and Transition areas
- Page 42, Clarifies ACC process for removal of trees in Private, Natural and Transitional areas and communicates the importance keeping and maintaining trees.

**MOTION was made by Sally Jeffcoat to approve the revisions, as summarized; seconded by Jim Kingston. Motion carried unanimously.**

**d. Landscape Report: Jesse Trapp, Committee Chair**

Gordon Lackenbauer requested this agenda item be removed in summer months. Jesse Trapp will call Sally Jeffcoat to develop a plan to bring irrigation to the landscape islands.

**Old Business**

**a. 2024 Road Maintenance Project**

Gordon Lackenbauer reported that the repairs are scheduled and email blast notifications will go out periodically to keep residents updated. Trash will need to be coordinated when the polychip application is scheduled. Service may need to be reduced to one day.

**b. Cobblestone Office/Conference Room Update**

Danielle Hasting reported the general contractor has been unresponsive despite multiple emails and voicemails left to schedule the remaining scope of work. The Board agreed to attempt one more time then to schedule with a different contractor. Jennifer McDowell is sourcing a new desk for the office space.

**c. Mailbox Light Fixture**

Currently, 35 mailbox lights have been replaced. The project is on standby pending delivery of the remaining fixtures which is anticipated the second week of September.

**New Business**

**a. Enforcement Policy Revision**

The Board reviewed the revised Enforcement Policy prepared by Roger Begelman.

**MOTION was made by Sally Jeffcoat to approve the Enforcement Policy, as presented, seconded by Ashok Sudan. Motion carried unanimously.**

**b. ACC Plans and Storage**

All historical sets of plans stored in the office have been scanned digitally. The Board agreed to give owners two notifications/reminders that they may pick up their plans before the plans may be destroyed.

**Open Forum**

- Owner expressed thanks to the Board for efforts in preparing the road maintenance plans
- Owner asked if Safari Landscape would still blow off roads of silt/debris after rains

**Next Board Meeting**

- The next Board Meeting will be August 15, 2024, at 9:00 AM

***There being no further business before the Board, the meeting was adjourned at 9:59 AM.***

Respectfully Submitted,

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