

**Cobblestone Homeowners Association
Board of Directors Meeting
October 17 2024
Conference Room & Zoom**

Board Members in Attendance:

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

Board Members Absent:

Mike Botelho

Call to Order

The meeting was called to order at 9:04 AM by Board President Gordon Lackenbauer.

Meeting Minutes Approval

MOTION was made by Roger Begelman to approve the September 19, 2024 meeting minutes, as corrected, clarifying that normal maintenance will be scheduled, as needed in the Treasurer's Report; seconded by Sally Jeffcoat. Motion carried unanimously.

Reports of the Officers and Committees

a. Treasurer's Report: Gordon Lackenbauer

Gordon Lackenbauer reported that reclassifications are still needed. Financials will be prepared on a cash basis.

MOTION was made by Gordon Lackenbauer to approve the financial reports through September 30, 2024; seconded by Ashok Sudan. Motion carried unanimously.

b. ACC Report: Jim Kingston

Jim Kingston reported that the ACC met on October 11, 2024. All members were in attendance. The meeting agenda was full and included two new DMRs. The Lopez project was reviewed by the Association architect with introduction by the owner's architect. Residents were provided the opportunity to share feedback about the submittal. Kim Acorn spent considerable time reviewing the details of the submittal, stating it met the requirements and recommended approval. The Smith application needed more information in order for a review could be conducted. Dylewski project commenced and broke ground. Discussion ensued regarding various details of the Lopez project.

MOTION was made by Sally Jeffcoat to send a letter to Mr Lopez from the Board requesting he reconsider the east and west wings of the proposed new home due to obstruction of neighboring views and to modify plans; seconded by Roger Begelman. Motion carried unanimously.

Old Business

a. Drainage Repair

MOTION was made by Jennifer McDowell to approve the proposal from Luis Martinez to install a valley gutter along the new curbing on Catalina Ridge at a cost of \$4,350; seconded by Roger Begelman. Motion carried unanimously.

b. Landscape Island Repair

MOTION was made by Roger Begelman to approve the proposal from Luis Martinez to repair the landscape islands where the sidewalks were removed at a cost of \$1,250 with additional repairs at a rate of \$70/hr; seconded by Jennifer McDowell. Motion carried unanimously.

c. Mailbox Light Fixture

Currently, 35 mailbox lights have been replaced. The new lights are in and installation has resumed.

New Business

a. Landscape Island Irrigation

Coates Irrigation is preparing a proposal to restore water to the five (5) landscape islands currently without water.

Open Forum

- Owner asked regarding the paint marks from the utilities on the new road surface.
- Fog seal appears to be thinner than the sample communities reviewed by the Roads Committee.
- Owner asked about frequency of maintenance on the new road surface. *Crack fill and seal coating will be conducted every 3-5 years.*

Next Board Meeting

- The next Board Meeting is scheduled for October 17, 2024, at 9:00 AM

There being no further business before the Board, the meeting was adjourned at 10:57 AM.

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