

Cobblestone Homeowners Association

Board Meeting Minutes

Date: March 20, 2025

Location: Conference Room/ Zoom

In Attendance

Board of Directors: Gordon Lackenbauer, Mike Botelho, Jennifer McDowell, Roger Begelman, James Kingston

Management: Ashley Varner (Community Manager), Danielle Hasting(Sienna).

Call to Order:

9:02 A.M. by Gordon Lackenbauer

Approval of the February 20, 2025 Board Meeting Minutes:

A motion was made, seconded and unanimously carried to approve the February 20, 2025 Board Meeting and Executive Session Minutes. **(Begelman, Botelho, All)**

Reports of Officers and Committees:

Treasurer and Financial Report

Gordon gave report on January and February financials. A few items needed to be reclassified. A motion was made, seconded and unanimously carried to accept the January and February 2025 financials. **(Lackenbauer, Botelho, All)**

ACC Report

Jim gave ACC report. The ACC meeting was scheduled for March 13, 2025, but quorum was not established. The submittals were reviewed and approved via email. A motion was made, seconded and unanimously carried to accept the ACC report. **(Kingston, McDowell, All)**

Landscape Report

Gordon gave the landscape report on behalf of Jesse. One island has been completed and the other islands will be done by April. The new plants will be installed in March and April. Tree Trimming is scheduled for March 21st and 24th. A motion was made, seconded and unanimously carried to accept the landscape report. **(Lackenbauer, Botelho, All)**

Management Report

Ashley Varner gave the management report. All the files have been digitized and stored on the Sienna servers, Ashley is working on getting all the files into a google drive for better access for the Board. Ashley drafted a letter to Pima County about the parking at the top of Campbell, the Board wants to include pictures.

Old/New Business

Drone Inspection: The Board reviewed the quote to have a drone inspection done to look for fire hazards, buffelgrass ect. A motion was made, seconded and unanimously carried to accept the quote for \$210. **(Lackenbauer, Botelho, All)**

Conference Room Window Tinting: The Board reviewed the quote to have the windows in the conference room tinted to prevent glare during meetings. A motion was made, seconded and unanimously carried to accept the quote for \$600 to have the window tinted. **(Lackenbauer, Begelman, All)**

Island Irrigation: Tabled until next meeting.

Curb Painting: The Board reviewed the quote to paint the curbs yellow around the gate house. A motion was made, seconded and unanimously carried to accept the quote for \$680 to paint the curbs. **(Lackenbauer, Begelman, All)**

Power Washing: The Board reviewed the quote to have the cobblestones power washed. A motion was made, seconded, and unanimously carried to accept the quote to power wash for \$1,250. **(Lackenbauer, Begelman, All)**

Sidewalk Repairs: The Board reviewed the two quotes to repair the sidewalks around the Community. The Board would like to get another quote from Luis Martinez. Tabled until next meeting.

Street Monument Lighting: Tabled until next meeting.

Landscape Cleanup: The Board reviewed the quote to clean up the two lots that are overgrown and have turned into a fire hazard. The Board would like to give the owners 45 days, April 30th, to clean up the lots, then proceed with the quote. Ashley will send letters to the owners.

Homeowner Forum

The floor was opened for Homeowner comments and questions.

Establishment of Next Board Meeting

April 17, 2025, 9:00 A.M.

Adjournment into Executive Session

9:59 A.M.