

Cobblestone Homeowners Association

Board Meeting Minutes

Date: April 17, 2025

Location: Conference Room/ Zoom

In Attendance

Board of Directors: Sally Jeffcoat, Jennifer McDowell, Roger Begelman, Jesse Trapp, Ashok Sudan
Absent Board of Directors: Mike Botelho, James Kingston

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

Call to Order:

9:03 A.M. by Sally Jeffcoat

Approval of the Meeting Minutes:

March 20, 2025, Open and Executive

April 8, 2025 Organizational

A motion was made, seconded and unanimously carried to approve the March 20, 2025 Board Meeting and Executive Session Minutes and the April 8, 2025 Organizational Minutes. **(Sudan, Begelman, All)**

Reports of Officers and Committees:

Treasurer and Financial Report

Jesse gave report on March 2025 financials. Jesse is working with Sienna to correct items in the financials. The March 2025 financials have been tabled until the May meeting.

ACC Report

Ashley gave the ACC report on behalf of Jim. The ACC meeting was on April 10, 2025. There were four submittals this month, 21C submitted for a shed and a porch enclosure, 41C submitted for a casita and 59C submitted for a driveway and landscape enhancement.

Landscape Report

Jesse gave the landscape report. Last island upgrade will be done next week, committee is also installing plants along Ina. All of the replacement plants have been installed. There are three islands that need new pipes for the irrigation.

CC&R Sub-Committee

Roger gave an update on the CC&R Committee. They are working through the changes and waiting for the ACC changes. Next meeting is May 1st.

President's Report

Sally gave the president's report. The Board and Management are working to improve communications with the Community, including drafting a welcome packet for new owners, a quarterly newsletter and potential block parties. The Board would also like to see some Homeowner education about living in an Association. The Board Meetings are being moved from 9:00 A.M to 2:00 P.M.

Management Report

Ashley Varner gave the management report. Ashley has been working to update and improve the forms, processes and website. Work is being done on the directory and the community map. Ashley will be planning a Meet your Manager event for the fall, along with a Board Training session. Ashley is also working on a spreadsheet with all contracts and their dates and renewal information.

Old/New Business

Committee Member Appointment

Architectural Control Committee Members (ACC)

James Kingston **(Chair)**

Ellen Spence

Kay Grossman

Kevin Larson

Richard Trebesch

A motion was made, seconded and unanimously carried to appoint the above owners to the Architectural Control Committee (ACC). **(Begelman, Sudan, All)**

Landscape Committee Members

Jesse Trapp **(Chair)**

Jennifer McDowell

Fern Goldstein

Ann Hirschhorn

Anne Vangerberg

A motion was made, seconded and unanimously carried to appoint the above owners to the Landscape Committee. **(Begelman, Sudan, All)**

Sidewalk Repair Quotes

The Board reviewed the three quotes to repair the sidewalks in the community, Landtamers, Sunland and Luis Martinez. A motion was made, seconded and unanimously carried to accept the quote from Luis Martinez for \$80 an hour plus materials for only the most critical repairs. **(Jeffcoat, Trapp, All)** The Board will assess the total once the critical repairs are made, if they want the rest done this year.

Cul-de-Sac Wall Quotes

The Board reviewed the quote from Luis Martinez to add two rows of brick the wall around the cul-de-sac. The Board would like to see what that would look like, along with a quote to install cactus along wall. Tabled until next meeting.

Street Monument Lights

The Board reviewed the two quotes, Landtamers and Luis Martinez, to install new lights on the street monuments. The Board would like to ask Luis Martinez for electric lights and a dusk to dawn sensor. Tabled until next meeting.

As Brought Forth

Ashley presented a quote to repair the wall around the island on Blossom Dancer. Jesse stated that there are three other islands that are in need of a repair and she would like to see those included on this quote. Tabled until next meeting.

Homeowner Forum

The floor was opened for Homeowner comments and questions.

Establishment of Next Board Meeting

May 15, 2025 2:00 P.M.

Adjournment into Executive Session

10:48 A.M.