

# Cobblestone Homeowners Association

## Board Meeting Minutes

Date: May 15, 2025

Location: Conference Room/ Zoom

### In Attendance

**Board of Directors:** Sally Jeffcoat, Jennifer McDowell, Roger Begelman, Jesse Trapp, James Kingston

**Absent Board of Directors:** Mike Botelho, Ashok Sudan

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

### Call to Order:

2:00 P.M. by Sally Jeffcoat

### Approval of the Meeting Minutes:

**April 17, 2025, Open and Executive**

A motion was made, seconded and unanimously carried to approve the April 17, 2025 Board Meeting and Executive Session Meeting Minutes. **(Begelman/Trapp, All)**

### Reports of Officers and Committees:

#### Treasurer and Financial Report

Jesse reviewed the status of the financials. Sienna and Jesse are working together to complete the financials. March and April are tabled until the next Board Meeting.

#### ACC Report

Jim reviewed the ACC report. A variance was approved for the Garigan casita, information can be found in the ACC meeting minutes.

#### Landscape Report

Jesse reviewed the landscape report. The islands were completed. Jennifer will be taking over as chair of the committee, and Ann Vanderburg has stepped down.

#### 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 June 17.

#### President's Report

Sally gave the president's report.

#### Management Report

Ashley Varner gave the management report. Full report is available on the website.

#### Board/Management Projects Update

Jennifer gave an update on the fire safety efforts. Rural Metro has partnered with a lockbox program to install lock boxes on homes with spare keys for the fire department. Ashley will be following up with City/fire/County, regarding the letters sent last month and the hydrants.

## **Old/New Business**

### **Gate House Air Conditioner - Ratify**

A motion was made, seconded and unanimously carried to ratify the motion made via email to approve the new AC in the gate house. **(Jeffcoat, Trapp, All)**

### **Entrance Circle Cactus**

The Board reviewed the quote to install cactus along the wall at the entrance circle. The Board would like to see a quote to add spikes to the top of the wall instead.

### **Street Name Monument Lights Quotes**

The Board reviewed the quote to install solar lights on the street name monuments. The Board would like to know if there is a warranty on the lights and how much it would cost for Electric lights.

### **Asphalt Repairs**

The Board reviewed the quote from Sunland Asphalt to have the area on Catalina Ridge repaired. The Board would like to see if Sunland is able to lower the price, Ashley will work with Sunland and try to work out a discount.

### **As Brought Forth**

Jennifer and Ashley are working on upgrading the bathroom.

### **Homeowner Forum**

The floor was opened for Homeowner comments and questions.

### **Establishment of Next Board Meeting**

July 22, 2025 2:00 P.M. (May change)

### **Adjournment into Executive Session**

3:50 P.M.