

Cobblestone Homeowners Association

Board Meeting Minutes

Date: October 6, 2025

Location: Conference Room/ Zoom

In Attendance

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

Management: Ashley Varner (Community Manager)

Call to Order:

1:59 P.M. by Sally Jeffcoat

Approval of the July 22, 2025 Board Meeting Minutes, Open and Executive:

A motion was made, seconded and unanimously carried to approve the July 22, 2025 Board Meeting and Executive Session Minutes. **(Begelman, Sudan, All)**

Reports of Officers and Committees:

Treasurer and Financial Report

Jesse gave the financial review for June, July and August. A motion was made, seconded and unanimously carried to accept the June, July, and August 2025 financials. **(Sudan, Begelman, All)**

ACC Report

Jim gave ACC report. The ACC meeting was held on September 11, 2025. At the September meeting, paint was approved for lot 14CR, roof tiles were approved for lot 36CR and a driveway was approved for 40CR.

Landscape Report

Jennifer gave the Landscape report. Water that was disconnected is back on. Tree removals were discussed.

A motion was made, seconded, to approve the quote from RO for \$4,050, item was tabled until next meeting. **(McDowell, Begelman, tabled)**

A motion was made, seconded and unanimously passed to approve the proposal to install cactus at the entrance circle for \$1,500. **(Sudan, Begelman, All)**

CC&R Committee

Roger gave update on the updates to the documents. Updates and edits have been made and sent to committee for final review.

President Report

Sally gave the President's Report. Discussed the bear and wildlife in Community. Board and Management will continue to call Fish and Game and will post a notice on the white board.

Management Report

Ashley Varner gave the management report. Many issues were corrected around the community. Website is currently being worked on, along with the Handy Helper.

Old/New Business

Gate Arm Repair (Ratify): A motion was made, seconded and unanimously passed to ratify the approval of the gate arm repair, \$1,859, made via email. **(Jeffcoat, Begelman, All)**

Homeowner Forum

The floor was opened for Homeowner comments and questions.

Establishment of Next Board Meeting

October 16, 2025, 2:00 P.M.

Adjournment into Executive Session

3:35 P.M.