

# Cobblestone Homeowners Association

## Board Meeting Minutes

Date: July 22, 2025

Location: Conference Room/ Zoom

### In Attendance

**Board of Directors: Sally Jeffcoat, Jennifer McDowell, Roger Begelman, James Kingston, Jesse Trapp**  
**Management: Ashley Varner (Community Manager)**

### Call to Order:

2:04 P.M. by Sally Jeffcoat

### Approval of the May 15, 2025 Board Meeting Minutes, Open and Executive:

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

### Reports of Officers and Committees:

#### Treasurer and Financial Report

Jesse gave the financial review for March, April, May and July. A motion was made, seconded and unanimously carried to accept the March, April and May 2025 financials. **(Trapp, Begelman, All)**

Jesse discussed the Fidelity account and who has access to it. A motion was made, seconded, and unanimously passed to remove Gordon, Kevin, and Jena (Sienna) from the Fidelity account and add Sally, Jesse, Ashok, and Danielle (Sienna). **(Trapp, Jeffcoat, All)**

Roger discussed requiring signatures when a specific amount is withdrawn or spent. A motion was made, seconded and unanimously passed to require two (2) wet signatures from Board Members when \$50,000 or more is withdrawn or spent. **(Begelman, McDowell, All)**

### ACC Report

Jim gave ACC report. The ACC meeting was held on June 12, 2025, with no meeting held in July. At the June meeting, Solar was approved for lot 21C, a Casita was approved for lot 41C and a driveway was denied for 8CR. The owner of 8CR discussed the driveway project, and is planning on resubmitting for the next ACC meeting.

### Landscape Report

Jennifer gave the Landscape report. Discussed the information on adding water to the islands without water, the cost is prohibitive at this time. Safari will be trucking in water when needed. The committee also added some plants along Ina and is having the dead plants removed. Currently waiting on more quotes to grind down the stumps on trees that were removed.

### President Report

Sally gave the President's Report. Discussed the progress in key areas to enhance community engagement, appearance, and operations. Communication has improved with the launch of newsletters and planned welcome activities for new homeowners, alongside proactive fire prevention outreach. Financial stewardship is a priority, with a reserve study underway and improved accounting practices in place. The Landscape Committee is actively revitalizing community spaces, replanting islands, and optimizing contracts. Updates to the CC&Rs and ACC Rules are nearing completion, with education planned to support adoption. Operationally, Ashley has implemented digital recordkeeping, developed work plans, and is conducting regular risk assessments. Major Board-led projects for 2025/2026 are in various stages, with several already completed or in progress.

### **Fire Prevention Report**

Jennifer and Roger gave an update on the work they have been doing with Tucson Water and TEP to ensure that the water will work in the case of a fire. Currently waiting on a quote to add a generator to the booster stations.

### **Management Report**

Ashley Varner gave the management report. Sidewalk repairs were completed and the stones were fixed at the gate. Currently working on website improvements and welcome packet information.

### **Old/New Business**

**Reserve Study Review:** Jesse reviewed the draft Reserve Study. The Board and Management will continue to review for additions and changes.

**Asphalt Repair on Catalina Ridge:** The Board reviewed the quote to have the asphalt on Catalina Ridge repaired. A motion was made, seconded and unanimously carried to accept the quote from Sunland Asphalt for \$4,870 to have the asphalt repaired. **(Sudan, Trapp, All)**

**Entrance Wall Spikes:** Tabled until next meeting.

**Wall Repair on Star Fury:** The Board reviewed the quote to repair the island wall on Star Fury for \$750. A motion was made, seconded and unanimously carried to accept the quote for \$750 to repair the island. **(Begelman, Jeffcoat, All)**

**Welcome Committee:** The Board discussed forming a welcome committee. A motion was made, seconded, and unanimously carried to form a Welcome Committee. **(Begelman, Jeffcoat, All)**

### **Homeowner Forum**

The floor was opened for Homeowner comments and questions.

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

August 21, 2025 2:00 P.M.

### **Adjournment into Executive Session**

4:00 P.M.