

Cobblestone Homeowners Association

ACC Meeting Minutes

Date: May 8, 2025

Location: Conference Room/ Zoom

In Attendance

Committee Members: Kay Grossman, Kevin Larson, and James Kingston

Absent: Ellen Spence, Richard Trebesch

Management: Ashley Varner (Community Manager)

Call to Order:

2:32 P.M. by James Kingston

Approval of the April 10, 2025 ACC Meeting Minutes:

A motion was made, seconded and unanimously carried to approve the April 10, 2025 ACC Meeting Minutes. **(Grossman, Kingston, All)**

Review of New DMRs

41C, Garigan, Casita

The Committee reviewed the submittal to build a casita on the lot, along with the variance request.

The variance request is as follows: "The current design for the Casita looks and feels well integrated with the original home looking at it from the outside one would be hard placed to see it as an addition. The Casita looks to be part of the home rather than separate. In fact we did the Centroid calculation with the Casita as part of the house footprint the revised Centroid works out to be about 6" lower at 3044.5. If considered a straight addition to the home the 13' parapet would then be 18" lower than the maximum height. We evaluated lowering the Casita 2.4' to meet the height standard the top of the existing porch roof that connects the Casita then finishes above the parapet meaning it would hang partially over the top of the parapet. This would awkwardly disconnect the Casita from the main house in a way that would make for a visually awkward mis-matched addition following its own rules vs making an effort to visually integrate with the whole residence. To best integrate the Casita in a way that functionally connects to the existing home, we respectfully request a Variance to the maximum height for the Casita. Specifically, we request the 13' parapet height as shown in the current submittal would be allowed at 2.4' above its individual Centroid."

A motion was made, seconded and unanimously carried to approve the variance as submitted, above. **(Grossman, Larson, All)**

The plans will now be sent out to the entire community for the 21 day review.

Other ACC Discussions

ACC Rules, Regulations and Restrictions Review

The ACC Committee will continue to review the guidelines before the June CC&R committee meeting. Jim Kingston would like the guidelines to reflect the centroid language used by Pima County and Pima Canyon, using natural grade rather than centroid.

Establishment of Next ACC Meeting

June 12, 2025, 2:30 P.M.

Adjournment

3:34 P.M. by James Kingston.