



Cobblestone Homeowners Association, Inc.

Management Report

Provided by Sienna Community Management

Re: Board of Directors Meeting
Date: January 16, 2024
Time: 9:00 AM

Meeting Minutes

Included in your packet are the minutes from the December 19, 2024 meeting. Please advise of any changes.

Reports:

Treasurer's Report

Included in your packet is a financial report through December 31, 2024

ACC Report

James Kingston will provide a summary of the ACC meeting held on January 9, 2025. Included in your packet are the minutes from the ACC meeting. There was only one submittal for solar this month.

Management Report

Below are the items I have been working on:

- Interviewed and screened candidates for the manager position.
- Drafted and sent Assessment rate update to owners.
- Coordinated repair of the remaining five landscape islands. The Star Fury island was damaged by a vehicle after repair and had to be re-repaired.
- Coordinated replacement of the remaining mailbox light fixtures. There were 130 fixtures ordered and we are 10 short. Patrick, the maintenance lead, is auditing the installations to determine whether we were short on the order.
- Authorized repair of block wall at entry with Luis, this will be completed within the next week.
- Inspected the Hemmerich paint project and compared with the approved paint sample and paint chip. Provided update to HOA attorney.
- Coordinated repair with Sunland on the failed length of asphalt along the new valley gutter

Old Business

Mailbox Lighting Replacement

As of today, all but 10 lights have been replaced. There were 130 fixtures ordered. We may need to place an order for more based off what has been installed to date. The bulbs with the incorrect color were switched out. There is at least one home with low voltage power run to the fixture at 25v. For this and other houses with this setup, contractor installed a voltage reducer at the fixture so a normal bulb can be used.

Landscape Island Project

There are five islands currently without irrigation. At the last meeting, the Board authorized I contact another contractor to begin the project scope. Coates Irrigation is a specialist and is preparing a proposal for scope of work to restore irrigation to the islands.

New Business

Rural Metro Fire Protection

Jennifer summarized fire prevention tips in her email on Monday and shared the following important information from Rural Metro:

- They have 1,000 gallons of water for every fire call but also have an additional water truck of 7,000 gallons. It is not their practice to drain pools as their truck needs to be within 15 feet of the pool.
- If I spot a fire on a surrounding lot that does not have a paid subscription, they still come to put the fire out and will bill the non-paying property owner.
- They are short man power and would find it extremely time intensive and not practical to schedule an assessment with each home owner but can schedule an HOA overview.
- Last time the fire marshal checked after the Bighorn Fire, we had about 70-75% of property owners that paid annual dues.
- We can expect to save 15-20% off our annual dues if we pay as an HOA and add to owner's annual bill instead of separate billing. He would argue for 20% reduction in our annual payment as some houses are still on the slightly smaller side. For newer HOAs with larger properties, like Pima Canyon, it would only be 15%. So, guaranteed 15% savings but hoping for 20% for Cobblestone.

Signing up for a contract with Rural Metro and billing back the owner would require an amendment to the CCRs, which is something that was brought up at the last meeting and leads into the second agenda item under New Business

CCRs and RRRs Revision Project

There are a number of items that may need to be considered for an amendment to the CCRs as well as revisions needed to the RRRs. I recommend the Board authorize formation of an ad-hoc committee of 3-5 members consisting of at least 1-2 ACC members and a Board member to tackle what to propose for the next set of amendments and RRRs changes.

Respectfully Submitted,

Danielle Hasting, CMCA, AMS
Community Association Director
Sienna Community Management