

Cobblestone Homeowners Association

ACC Meeting Minutes

Date: December 11, 2025

Location: Conference Room/ Zoom

In Attendance

Committee: James Kingston, Kay Grossman, Kevin Larson, Ellen Spence (Zoom)

Management: Ashley Varner (Community Manager)

Architect: Kim Acorn (Consulting Architect)

Call to Order: 2:29 P.M. by James Kingston

Approval of the November 13, 2025 ACC Meeting Minutes:

A motion was made, seconded and unanimously carried to approve the November 13, 2025 ACC Meeting Minutes, with correction to the setback, five(5) feet to seven and half(7.5) feet. **(Grossman, Larson, All)**

New DMRS

12CR, Oches and Rauch, Windows: The committee reviewed the submittal to replace and expand the windows on the home. A motion was made, seconded and unanimously carried to approve the submittal to replace and expand the windows on the home. **(Grossman, Larson, All)**

33C, Watters, Pool: The Committee reviewed the submittal to remove and replace the pool at the home. A motion was made, seconded and unanimously carried to approve the pool submittal. **(Grossman, Spence, All)**

33C, Watters, Windows and Doors: The Committee reviewed the submittal to replace Entry Doors and Windows and extend three exterior doors from 6' to 8', A motion was made, seconded and unanimously carried to approve the submittal. **(Grossman, Spence, All)**

33C, Watters, Mechanical Closet: The Committee reviewed the submittal to install a mechanical closet on the exterior of the home. A motion was made, seconded and unanimously carried to approve the mechanical closet submittal. **(Grossman, Spence, All)**

33C, Watters, Landscape: Submittal is tabled, until Landscape Committee can review.

In Process DMRS

29CR, Lopez, New Home

James Kingston reviewed the timeline of the project, starting with March 2024. James emphasized that the responsibility of the ACC to enforce the Rules and Regulations of Cobblestone and not any other agencies.

Kim Acorn Presenting Project and Recommendations

Kim Acorn presented an overview of the project and summarized the process and next steps.

Call to Audience for Questions/Comments

The floor was opened to the Homeowners present. Questions and Answers are attached.

ACC Discussion and Motion

The ACC responded to questions, attached. *(Ellen Spence dropped off call)* Kay Grossman made a motion to defer vote until January, No second. James Kingston made a motion to approve the submittal, No second.

Adjournment

A motion was made to recess this meeting and reconvene when all ACC Members are available. Meeting Recessed at 5:17 P.M. by Jim Kingston.

Homeowner Comments/Questions from December 11, 2025 ACC Meeting

Andrea Lichtenthal

Homeowner heard that Kim Acorn corresponded with Soloway stating that the ACC would approve the plans.

Concerned about Dust, spores and fungus caused by disturbed dirt and dust.

Concerned about view obstructions.

Response from ACC & Kim Acorn:

Kim Acorn denies these allegations. Construction debris and dust will be addressed during pre-construction meeting, if the project is approved.

Sylvia Lee

Stated that it is the Board and the ACC's responsibility to ensure safety of the Community.

Questioned who pays the reviewing architect. *Architect is paid by the Community using the Plan Review fees paid by Homeowner.

Stated that she believes provisions in the documents are not being followed.

Would like to see all correspondence, not just the minutes of meetings.

The Lopez lot is small, and the proposed home is large and will affect at least 8 homes.

Construction noise will occur for over three years, and Homeowner believes this is too long.

Concerned about blasting and the noise and disruption to homes.

Concerned about parking and the traffic impact.

Lopez has already received a building permit from Pima County. *ACC clarified that Pima County and the HOA are two separate entities and the processes are separate.

Homeowner reviewed the notes from 2024 and the notes from the Board about scaling back the project.

Homeowner reviewed the responses from Soloway to the questions from Kim Acorn. Soloway has not responded to the HDZ, Setback and Retaining wall. * Soloway did correct the issues, and the Homeowner was reading from an older letter.

Homeowner would like to know how it was determined that the lower level was a basement and not a floor.

Homeowner has concerns about the lack of HVAC in the garage and the Fire Separation.

Response from ACC & Kim Acorn:

Soloway did correct the issues, and the Homeowner was reading from an older letter.

Construction debris and dust will be addressed during pre-construction meetings, if the project is approved. Blasting has extensive restrictions in Pima County and Pima County will be the governing body for Blasting.

Fire Separation will be part of the Fire Marshalls inspection. Fire Systems are deferred submittals and will be submitted to the governing body responsible for Fire.

The garage is not considered living space.

Jennifer Moulton

Homeowner would like to see a 21-day review after each revision.

Roger Anderson

Concerns over the quality-of-life impact on surrounding homeowners.

Response from ACC & Kim Acorn:

Construction debris and dust will be addressed during pre-construction meetings, if the project is approved.

Keith Aspernell

Homeowner stated that this project is outside of the normal for the HOA.

Mike Cantanwine

Concerns about the excavation and demolition, possible damage to surrounding homes and common areas.

Response from ACC & Kim Acorn:

Construction debris and dust will be addressed during pre-construction meetings, if the project is approved. Blasting requires a special permit from Pima County, and they are required to get a bond to cover any damage.

Response from ACC & Kim Acorn:

Construction debris and dust will be addressed during pre-construction meetings, if the project is approved.

Garrett Evans

Concerns about the impact this will have on the roads, and the views.

Response from ACC & Kim Acorn:

Common areas that are damaged during construction must be repaired after and the construction deposits will be used to cover the damage.

Peter Lichtenthal

Asked if there was a geological survey done.

Alan Lafever

Concerns about blasting, construction noise and debris and the HVAC noise.

Homeowner read petition to replace Kim Acorn, attached to this document.

Anne Hirschorn

Concerns over this project disturbing the quiet and stable neighborhood.

Brienne Dylewski

Homeowner agrees with the neighbors' concerns.

Joeseph Moulton

Homeowner believes that this project should be put up for a community wide vote.

Statement to the HOA Board and the ACC Committee Regarding Architect on Retainer

Members' Request for Removal Due to Conflict of Interest Concerns

Members of our community have growing concerns regarding the architect currently on retainer with our HOA. Specifically, many homeowners believe that the architect's actions in recent matters reflect a conflict of interest involving **a homeowner and his architect**, and that he did not appropriately recuse himself when circumstances warranted it.

Regardless of intent, the appearance of a conflict of interest undermines trust in the architectural review process and in the ACC Committee's duty to act in the best interests of all homeowners. The community deserves full confidence that every professional retained by the HOA is impartial, transparent, and free from outside influence.

On behalf of the concerned members, I respectfully request that the Cobblestone HOA Board and/or the ACC Committee take the following actions:

1. **Terminate the existing retainer agreement** with the current architect.
2. **Cease assigning him any further work** for our community.
3. **Initiate the process of identifying and retaining a new, independent architectural professional** with no existing or potential conflicts of interest.

This action is necessary to restore trust, ensure fairness, and protect the integrity of our community's architectural oversight. We ask that this request be added to the agenda, discussed openly, and acted on promptly.

Thank you

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