

Cobblestone Homeowners Association Board Meeting Minutes

Date: January 15, 2026

Location: Zoom/Conference Room

In Attendance

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

Management: Ashley Varner (Community Manager)

Call to Order

2:02 P.M. by Sally Jeffcoat.

Meeting Minute Approval

A motion was made, seconded, and unanimously carried to approve the executive meeting minutes from November 20, 2025 and January 7, 2026 and the open meeting minutes from November 20, 2025, December 1, 2025 and January 7, 2026. **(Sudan, Begelman, ALL)**

Reports

ACC: Jim gave ACC Report. The ACC is still reviewing the Lopez project. The meeting on December 11, 2025 was recessed until January 30th 2026. The main concerns discussed were concerning construction. Jim discussed the letter that Alan Lafever drafted regarding Kim Acorn, the ACC will meet to discuss next steps. Richard Trebesch resigned from the ACC and the Board nominated Mike Botelho was appointed to fill his position.

Landscape: Jennifer gave update, the committee is working on trimming the landscape around the mailbox monuments, then we will address any lights that are not working.

President: Sally discussed the hard work of the ACC. Sally thanks Richard Trebesch for his service on the ACC. She also thanks Mike Botelho for filling in the spot on the ACC. Sally and Ashley are working on establishing small group to review the website.

Management: Ashley reviewed the Management Report. Ashley received quotes for new pest control and new security, Board will review those at next meeting. Ashley reviewed the Handy Helper that is now live on the website. The round about on Cobblestone Place needs repairs, Ashley presented the quote to repair for \$1,450. A motion was made, seconded and unanimously carried to accept the quote to repair the roundabout for \$1,450.

Financial Review and Acceptance

Jesse reviewed the November financials. We are in line with forecast for the year and we should close out the year under budget. Jesse noted that the Holiday Light installation was more expensive and thinks we should find a new vendor next year. A motion was made, seconded and unanimously carried to accept the November 2025 financial report. **(Jeffcoat, Begelman, ALL)**

Old/New Business

Campbell Curb Painting and Entrance Stripe: The Board reviewed the quote to paint the circle and add a stripe to the road. A motion was made, seconded, and unanimously carried to accept the quote from Luis Martinez for \$2,050 to paint the circle and add a stripe to the road. **(Trapp, Begelman, ALL)**

Updated Reserve Study- Acceptance: Sally discussed the updated Reserve Study and made a motion to accept the updated Reserve Study, Motion was seconded and unanimously carried. **(Jeffcoat, Begelman, ALL)**

Homeowner Forum

The floor was opened to owners for comments. Owners questioned why a Pima County permit was pulled prior to ACC approval and raised concerns about a potential conflict of interest involving the consulting architect and their work with Lopez. Jim clarified that the Pima County permit process and ACC approval are separate processes and the order does not matter. Owners also asked why Lopez has not provided a construction plan, and Roger responded that the project will proceed in phases and the construction plan is typically provided during the pre-construction phase by the contractor performing the work; he also noted the ACC has the authority to revoke approval if the project is not being followed as approved. Owners provided background on consulting architect involvement with the Moulton Project and stated that they previously claimed there was a violation when there was not. Owners reiterated that concerns regarding the consulting architect are ongoing and they do not feel they are a good fit, citing a lack of respect toward homeowners. Owners noted that both the Board and ACC are responsible for protecting the community.

Adjournment

3:37 P.M. A motion was made, seconded, and unanimously carried to adjournment the meeting at 3:37 P.M. **(Kingston, Begelman, ALL)**