

Cobblestone Homeowners Association Board Meeting Minutes

Date: March 26, 2026

Location: Zoom/Conference Room

In Attendance

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

Management: Ashley Varner (Community Manager), Danielle Hasting (Sienna)

Call to Order

2:00 P.M. by Sally Jeffcoat.

Meeting Minute Approval

A motion was made, seconded, and unanimously carried to approve the executive and open meeting minutes from February 19, 2026. **(Begelman, Sudan, ALL)**

Financial Review and Acceptance

Jesse reviewed the January and February 2026 financials. There was \$416,000 in reserves at end of 2025. There is a credit for the cable, that will carry over until around May. Everything is as expected

A motion was made, seconded and unanimously carried to accept the January and February 2026 financial report as presented. **(Trapp, Begelman, ALL)**

Reports

ACC: Jim gave ACC Report. The ACC met on March 16, 2026. There was two paint submittals, one garage and one casita. Board discussed the garage and how it will face the road. Board would like to see a rendering of how the garage will look from the road. Roger and the committee are still working on the updated language for the Rules.

Landscape: Jennifer gave the landscape report. They are working on getting the tiles cleaned around the fountain.

Pima County Sewer Rehab: Ashok gave update. Borderlands is still working on the sewer. They were able to find a way to access the manholes without creating an easement road.

President: Sally gave the President's report. Sally and Roger are working on a survey, that will go out to the community to see what they want to see and how the homeowners are feeling.

Note: *Mike Botelho left the meeting at 3:37 P.M.*

Management: Ashley reviewed the Management Report. Ashley continues to work on the updated emergency contact cards. A report was created with the contracts and their expiration dates. Ashley cancelled the pest management company and contracted with GOAT. The Newsletter was emailed out. Ashley continues to plan the Annual Meeting.

Old/New Business

Collection Policy: Ashley discussed the late fees that were applied to the January Assessments. The late fees were not clearly noticed in the letter, the collection policy and the governing documents allow the Association to charge late fees. The Board would like to add a note to the statements about late fees. A motion was made, seconded, and unanimously carried to waive the late fees of owners that paid before the end of January. **(Jeffcoat, Sudan ,ALL)**

Homeowner Forum

The floor was opened to Homeowners.

Adjournment to Executive Session

3:57 P.M.