

Cobblestone Homeowners Association

ACC Meeting Minutes

Date: January 30, 2026

Location: Conference Room/ Zoom

In Attendance

Committee: James Kingston, Kay Grossman, Kevin Larson, Ellen Spence, Mike Botelho, Sally Jeffcoat
Management: Ashley Varner (Community Manager)
Architect: Kim Acorn (Consulting Architect)

Call to Order: 1:08 P.M. by James Kingston. This meeting is the reconvening of the recessed meeting originally held on December 11, 2025.

In Process DMRS

29CR, Lopez, New Home

James Kingston reviewed the timeline of the project, starting with March 2024. The floor was opened up to final comments from the Community Comments. Comments included concerns about construction timeline, Community harmony and the negative impacts on neighboring homes, negative impact on surrounding natural landscape, how it affects the views of neighboring homes, proportion of home is not harmonious with community, size of garage is too large for a community of this size.

Kay Grossman made a motion to not approve the submittal as is, it violates Article 4, Section 1 of the CC&Rs, and that the project is not in line with the surrounding topography, Ellen Spence seconded, Kevin Larson, Mike Botelho and Jim Kingston declined.

Mike Botelho made a motion to approve submittal as stated, contingent on committee reviewing and approving construction plan that will address issues that have been presented, move the project to the pre-construction phase, Kevin Larson seconded.

Discussion was opened up to the audience, Kevin Larson indicated that the project has been under review since March 2024, the project fits the objective criteria per the governing documents and the consulting architect Kim Acorn recommends approval. He also concluded the project meets the criteria of the HOA governing documents. Ellen expressed concerns about the size of the garage, and that it is not in harmony with the community. Kay requested an amendment to the motion, adding, that the property be subject to a Limited Use Agreement that is attached to the Deed of the home, stating that the garage cannot be converted or used for anything other than a garage. The motion was not modified as requested by Kay.

Mike Botelho, Kevin Larson and Jim Kingston approved, Ellen Spence and Kay Grossman declined, motion passed. **(YAY: Botelho, Larson, Kingston, NAY: Spence, Grossman)**

Adjournment: A motion was made, seconded and unanimously carried to adjourn the meeting at 2:25 P.M. **(Grossman, Kingston, ALL)**