

# Cobblestone Homeowners Association

## ACC Meeting Minutes

Date: April 28, 2026

Location: Jennifer McDowell's Home/ Zoom

### In Attendance

**Committee:** Ashok Sudan, Jennifer McDowell, Kay Grossman, Kevin Larson, Ellen Spence

**Management:** Ashley Varner (Community Manager)

**Architect:** Kim Acorn (Consulting Architect)

**Call to Order:** 2:01 P.M. by Ashok Sudan

### Approval of the March 16, 2026 ACC Meeting Minutes:

The Committee reviewed the March 16, 2026 ACC Meeting Minutes. A motion was made, seconded and unanimously carried to approve the March 16, 2026 ACC Meeting Minutes.

**(Larson, Sudan, All)**

### New DMRS

**29C Kautz, Windows and Door Replacement:** The committee reviewed the submittal to replace the existing windows and doors and install a new sliding glass door. A motion was made, seconded and unanimously carried to approve the submittal. **(Grossman, Larson, All)**

**18C, Botelho, Landscape:** The committee reviewed the submittal to add one lemon and one orange tree in the backyard. A motion was made, seconded and unanimously carried to approve the submittal for landscaping. **(McDowell, Grossman, All)**

**33C, Watters, Roof:** The committee reviewed the submittal to add duct work and parapets to the roof. The current submittal dimensions are not accurate, we require the height of the parapets, the color is not an approved LRV. Tabled until next meeting or until required information is submitted.

### Review of DMRs in Process

Ashley reviewed the spreadsheet of current in process DMRs. The committee has concerns about the project for 54C, the height of the trash can enclosure is not tall enough, the landscape plan has plants that are not approved and does not include a list of plants. The committee would like the owners of 54C to install Story Poles for the garage from the finished floor elevation, and work with the landscape committee on a new landscape plan.

### New Business

#### Views

- **Legal, Rules, Tree Height:** The committee reviewed the current rules on trees and views, along with the legal opinion from Roger Begelman. It is noted that the current tree height rules are measured from the centroid. This will be tabled until the Community Survey results are completed.

**ACC 2026 Goals:** Tabled

**21-Day Homeowner Review Period Process Review:** The committee will review the current process and determine if it can be defined better and if it can be more efficient. Tabled.

### Adjournment

Meeting was adjourned at 4:18 P.M.