

Cobblestone HOA Board Meeting Minutes

Date: May 14, 2026

Location: Cobblestone Clubhouse

Time: 6:00 – 8:15 PM MST

Present at the Meeting

HOA Board Members Present

Marilyn Adams; President

Randy Douglas; Vice President

Nate Nygeggar; Treasurer

Stacey Jones; Secretary

Tami Fisher; Board Member

Staff Present

Tedi Searle; Office Manager

Steve Jacobsen; Facilities Manager

Contractor Present

Jason Dattage; Dattage Landscaping

Garbage and Green Waste Services

The Board discussed resident garbage and recycling bin usage and associated service charges. It was noted that Providence City requires all waste service coordination to be managed directly through the HOA. Current charges are based on the number and size of bins on record with the city.

The Board discussed concerns regarding unused bins, possible discrepancies in records, and the need for more accurate tracking of resident bin usage. Options for handling seasonal green waste were reviewed, including the possibility of obtaining a larger seasonal dumpster or coordinating community green waste disposal events twice annually.

Management will continue gathering information from residents and coordinate with Providence City regarding green waste service options.

Clubhouse Roof Replacement

The Board reviewed the condition of the clubhouse roof, which is approximately 22 years old. It was noted that the roof may remain serviceable for an additional one to two years; however, replacement is considered a high-priority future project.

Three replacement bids were reviewed:

- Bowman Roofing: approximately \$41,000
- Homer Roofing: \$34,604
- Skabelund Roofing: \$36,125.44

A metal roof option was also discussed, with an estimated cost of approximately \$76,000 due to additional framing requirements. The Board agreed that a metal roof is not financially feasible and would not match the community aesthetic.

Contractor reputation was discussed.

More information, potentially more bids, and warranty coverages need to be reviewed before a decision can be made on this matter.

HOA Budget and Reserve Funding

The Board reviewed current operating expenses, utilities, and reserve contributions. Discussion focused on concerns that operational expenses exceed income when reserve contributions are excluded.

The Board discussed the need to evaluate long-term financial planning, including possible cost reductions, revenue increases, and reserve allocation adjustments. Further research regarding reserve funding and covenant requirements will be conducted.

Pool Area Window Repairs

The Board discussed repairs needed for several pool-area windows with broken balance springs that prevent proper operation.

A motion was approved to authorize repairs for six windows at an estimated cost of approximately \$50 per window.

Pool Chair Replacement

The Board approved replacement of four worn pool chairs to match existing furniture at an estimated cost of approximately \$15 per chair.

Sauna Heater

The Board discussed the condition of the original sauna heater. Although the heater is currently operational, it was noted that replacement may eventually be necessary. Estimated replacement cost is approximately \$3,000. No action was taken at this time.

Clubhouse Floor Refinishing

The Board reviewed a proposal to polish the clubhouse concrete floors at an estimated cost of approximately \$5,000. This would be a onetime only expense and no further upkeep of the concrete floors would ever be needed.

After discussion, the Board will table the project until the fall for further evaluation.

Clubhouse Painting

The Board discussed painting maintenance for the clubhouse front door and lobby baseboards. Previously approved maintenance work will proceed as scheduled.

HVAC and Boiler Maintenance

The Board approved servicing of the clubhouse air conditioning system at an estimated cost between \$300 and \$500 as part of routine asset maintenance.

The Board also approved continued twice-yearly maintenance of the heated floor and domestic hot water boiler system by the current service provider due to familiarity with the property systems.

Grounds, Irrigation, and Water System

The Board reviewed ongoing water system issues, including recent leak repairs and difficulties identifying shut-off valve locations throughout the community.

Discussion emphasized the need to create a complete map of all water shut-offs and irrigation infrastructure. Existing documentation may be researched through prior development records or other available sources.

The Board also discussed the need for an additional shut-off valve near Lindon Lane.

Landscaping and Maintenance Contracts

The Board reviewed the scope of the landscaping maintenance contract, which includes mowing, fertilization, trimming, landscaping, sprinkler repairs, minor repairs, and snow removal.

Invoices distinguish between work included within the contract scope and additional work performed outside the contract.

Trail and Retention Pond Maintenance

The Board discussed ongoing maintenance of the retention pond and walking trail area.

A motion was approved unanimously to continue maintaining the retention pond and trail areas to preserve appearance and function.

Asphalt Sealing

The Board discussed the status of asphalt sealing work. No updated schedule was available at the time of the meeting.

Additional Landscaping

The Board reviewed previously approved tree trimming work and discussed the removal of additional bushes and landscaping materials as needed for property appearance and maintenance.

Adjournment

The meeting concluded following completion of all agenda discussions.