

Cobblestone HOA Board Meeting Minutes

Date: July 6, 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 Nydeggar; Treasurer

Stacey Jones; Secretary

Tami Fisher; Board Member

Staff Present

Tedi Searle; Office Manager

Steve Jacobsen; Facilities Manager

Contractor Present

Jason Dattage; Dattage Landscaping

Approval of Previous Minutes

The Board approved the minutes from the previous meeting.

Property Maintenance

General Maintenance

- Most outstanding landscaping items from prior years have been completed.
- Bark installation has been completed.
- Several landscape projects remain for the current year.

Lawn & Irrigation

- The main sprinkler line has been repaired and irrigation has been temporarily restored.
- Lawns throughout the community continue to experience stress due to heat, drought conditions, and reduced irrigation.
- Irrigation is currently operating at approximately 60% capacity because of water conservation measures.
- Some turf discoloration and browning should be expected during the drought.

- The Board discussed reducing mowing frequency in stressed areas until conditions improve.

Irrigation Investigation

- Water usage data is still being reviewed.
- Investigation continues into possible underground leaks and backflow issues.
- Additional information is being gathered regarding the original irrigation system layout.
- One irrigation zone remains shut off while possible leaks are investigated.

Trees & Shrubs

- Shrubs around the clubhouse windows will be pruned to improve access for window cleaning.
- Tree branches overhanging clubhouse roof should be trimmed to prevent future roof damage.
- Additional bids for tree trimming will be obtained.

Clubhouse Roof & Gutter Maintenance

- Roof repairs have been completed.
- Gutters and roofs should be cleaned twice each year.
- Seasonal roof cleaning will be scheduled.

Pool

- The Board discussed using the same pools salesman who established his own business.

Water Conservation

Resident Communication

- Residents should not contact HOA contractors directly regarding irrigation or landscaping concerns.
- All maintenance requests should be directed through the HOA.
- The HOA will notify residents through emails, flyers, and posted notices regarding:
 - Current watering restrictions

- Expected lawn conditions
- Water conservation efforts

Resident Water Use

- Reports were received of residents using hoses to supplement irrigation, resulting in excessive water use and flooding neighboring properties.
- The Board discussed implementing a water conservation enforcement policy.
- Proposed enforcement includes:
 - Written warning for a first violation.
 - Fines for repeated violations, subject to HOA due process.
- Draft policy language will be prepared for future review.

Projects

Current Projects

- Fencing remains on hold until irrigation concerns are resolved.
- Townhome repairs are planned for late August.
- Cost-saving options for repairs are being explored.

Completed Projects

- Streetlights have been completed.
- Asphalt repairs have been completed.

Community Concerns

Behavior

- Reports were received of children playing near buildings after 10:00 p.m.
- A reminder regarding community courtesy and supervision will be included in the next newsletter.

Rules, Policies & Governing Documents

Website

- HOA rules will be updated and posted on the community website.

Rule Updates

The Board discussed updates needed to comply with current state law, including:

- Electric vehicle charging stations.
- Political signs.
- Religious and holiday displays.
- Solar panels (future discussion).

Draft revisions will be prepared for future review. Any required CC&R amendments will be presented to homeowners for approval.

Parking

- The Board discussed improving visitor parking management.
- Ideas included:
 - Annual parking permits.
 - A lottery system if demand exceeds available spaces.
 - Using permit revenue for parking and asphalt maintenance.
- Parking policies will be reviewed at a future meeting.

Utilities

Garbage & Recycling

- Many residents have not yet responded to the HOA's garbage and recycling inventory request.
- Current City records do not match HOA records.
- The inventory process will continue until accurate records are established.
- The Board discussed establishing response deadlines and possible administrative fees for failure to respond.
- The Board also discussed the possibility of incorporating garbage, recycling, and water costs into monthly HOA assessments to simplify budgeting and billing.

Homeowner Requests

Landscaping Requests

- The Board discussed a reimbursement request for homeowner-completed tree trimming. Homeowners must obtain HOA approval before performing work on HOA-maintained landscaping. Reimbursement was not approved.
- A request to grind tree stumps from homeowner-planted trees was approved at the homeowner's expense. The homeowner will be responsible for any damage caused during the work.

Financial & Administrative

Banking

- The Board discussed evaluating alternative banking institutions to improve interest earnings and banking services.
- Interest rates and available services will be compared before a final decision is made.

Front Park Area Concept

- A suggestion was presented to transform the front area into an attractive park space. The concept will be discussed further at the next meeting.

Action Items

- Continue discussions with the city regarding water restrictions.
- Continue investigating irrigation leaks and system mapping.
- Schedule seasonal roof cleaning and additional tree trimming.
- Prepare resident communications regarding drought conditions and water conservation.
- Update and publish HOA rules on the community website.
- Complete the garbage and recycling inventory.
- Compare banking options and present recommendations.
- Draft updated parking and water conservation policies for Board review.