



**COBBLESTONE RIDGES
HOMEOWNERS ASSOCIATION**

**Cobblestone Ridges HOA Annual Meeting Minutes
November 9, 2023**

Officers: Frank Margos, President
Rick Beauheim, Vice President
Marnie Crawford Margos, Secretary/Treasurer

Present: Frank and Marnie Margos, 411 Saddle Ct
Rick Beauheim, 415 Saddle Ct
Scott and Karen Bowman, 418 Saddle Ct
Dave and Bev Campbell, 417 Saddle Ct
Randy Greathouse, 414 Saddle Ct
John and Christie Hatch, 413 Saddle Ct
Jane Huston, 416 Saddle Ct
Bill Larsen, 2352 Rana Rd
Valerie Siler, 2351 Rana Rd
Ralph Wahlers, 2353 Rana Rd

Present by Proxy: Karen and David Burnett (410 Saddle Ct), Chris and Cheryl Devendorf (409 Saddle Ct), Kyle Emert (2354 Rana Rd), Liz Hochevar (419 Saddle Ct), Brian Sledge (407 Saddle Ct)

The meeting was called to order at 6:01 p.m. at the Redlands Community Center. Of the 43 lots in the HOA, 15 households were represented at the meeting, in person or by proxy.

Old Business:

Reading of the 2022 meeting minutes—accepted without revision and approved.
Reading of 2022 Action Items for informational purposes.

New Business:

Discussion to continue TruGreen for at least one more year to address necrotic ring in park.
Motion made to renew contract for one more year. Motion passed.

Discussion was had on whether or not to renew contract with Maple Leaf Landscaping and Maintenance to maintain common areas. Some increase in rates is expected in 2024, but amount is not yet known. Motion made to renew contract for one more year. Motion passed.

A question about the Redlands Mesa-related development at the barricaded end of Rana Rd was raised. The current plan is to construct high-end multifamily dwellings, but this is not likely to start for a couple years because the developer is experiencing health issues.



**COBBLESTONE RIDGES
HOMEOWNERS ASSOCIATION**

Financials:

Marnie Margos, Treasurer, provided a handwritten report of banking activity from January 2023 to date. Copies of her report can be obtained upon request, as well as copies of bank statements, if desired. Current checkbook balance as of November 7, 2023 is:

Checkbook: \$ [REDACTED] Statement Balance as of 10/31/2023: \$ [REDACTED]

Business Savings Balance as of 10/31/2023: \$ [REDACTED]

Current HOA assessments \$250/yr

With 41 contributing households (officers are exempt): \$10,250.00

All HOA members are current on their dues.

Marnie Margos, Treasurer, submitted a proposed budget for calendar year 2024, as follows:

| | |
|--|------------|
| Landscaping, maintenance, improvements | \$5600 |
| Tree removal, new plantings | \$1500 |
| Insurance | \$775 |
| Utilities | \$525 |
| Annual meeting | \$200 |
| Web hosting | \$250 |
| Accounting | \$200 |
| Postage | \$75 |
| <hr/> Total | \$9125 |
| Reserve | \$1125 |

Motion made to approve proposed budget. Motion passed.

There being no further business, the meeting was adjourned at 6:31 p.m.

Respectfully transcribed and submitted November 9, 2023.

Rick Beauheim, Vice President