



**COBBLESTONE RIDGES
HOMEOWNERS ASSOCIATION**

**Cobblestone Ridges HOA Annual Meeting Minutes
October 29, 2024**

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
John and Christie Hatch, 413 Saddle Ct
Bill Larsen, 2352 Rana Rd
Leanne Mumpy, 393 Butte Ct
Chris and Michelle McAnany, 396 Butte Ct
Susan and Scott Bierman, 419 Saddle Ct (new owners as of November 2024)

Present by Proxy: Karen and David Burnett (410 Saddle Ct), Chris and Cheryl Devendorf (409 Saddle Ct), Brian Sledge (407 Saddle Ct), Lynn Brownson (408 Saddle Ct), Liz Hochevar (419 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, 13 households were represented at the meeting, in person or by proxy.

Old Business:

Reading of the 2023 meeting minutes—accepted without revision and approved.
Reading of 2023 Action Items for informational purposes.

New Business:

Necrotic ring in park is recovering and has been reseeded. Motion made to renew TruGreen contract for another year to continue treatment. Motion passed.

Pine tree in HOA space at end of Rana Rd is encroaching on sidewalk and needs to be trimmed.

Discussion was had on whether or not to renew contract with Maple Leaf Landscaping and Maintenance to maintain common areas. Motion made to renew contract for one more year. Motion passed, with one no vote against pesticide use only.



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The Camelback Gardens development at the barricaded end of Rana Rd was discussed. The current plan is to construct 70 high-end multifamily units on the 7.4-acre area. In comparison, the existing Rana Rd is nearly the same length as the Camelback Gardens development and has 33 units along its length. On the other side of Camelback Gardens, High Desert Rd is approximately one-third longer and has 29 units plus enough golf course land for 3 more units along its length. The City is currently waiting on the developer (Robert Stubbs) to submit a revised outline development plan (ODP). Once that is submitted, the plan will go through the City Planning Commission for approval. All HOAs and individual property owners not in an HOA whose property is within 1000 ft of the Camelback Gardens property line will be notified of the scheduled Planning Commission meeting, which is not likely to occur before January 2025 at the earliest. Any interested party will be allowed to speak for three minutes at this meeting. Comments on the development can also be sent to the Grand Junction Senior Planner responsible for the development, Daniella Acosta (daniellaa@gjcity.org), at any time, and she will include them in the official record for the development. If the Planning Commission approves the development, the issue moves to the City Council for final approval. Again, all nearby HOAs will be notified of the relevant City Council meeting and all interested parties will be allowed to speak for three minutes. Chris McAnany recommended that the HOA formally express its concern about the density of the new development at the Planning Commission and City Council meetings, and hold a quick meeting of concerned homeowners as soon as the Planning Commission meeting is announced to coordinate the HOA's response.

Financials:

Marnie Margos, Treasurer, provided a handwritten report of banking activity from January 2024 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 October 29, 2024 is:

Checkbook: \$ [REDACTED] Statement Balance as of 9/30/2024: \$ [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.



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Marnie Margos, Treasurer, submitted a proposed budget for calendar year 2025, as follows:

Landscaping, maintenance, improvements	\$8060
Insurance	\$900
Utilities	\$600
Annual meeting	\$200
Web hosting	\$215
Accounting	\$200
<u>Postage</u>	<u>\$75</u>
Total	\$10250
Reserve	\$0

Motion made to continue HOA assessment at \$250/year. Motion passed.

Motion made to approve proposed budget. Motion passed.

The terms of all current officers have expired, but all officers expressed a willingness to serve an additional term. Motion made to retain current officers for another 2-year term. Motion passed.

There being no further business, the meeting was adjourned at 6:56 p.m.

Respectfully transcribed and submitted October 30, 2024.

Rick Beauheim, Vice President