COBBLESTONE RIDGES
HOMEOWNERS ASSOCIATION

Cobblestone Ridges HOA Annual Meeting Minutes

October 23, 2025

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

Karen Burnett, 410 Saddle Ct

Jane Huston, 416 Saddle Ct

Scott and Karen Bowman, 418 Saddle Ct

Dave and Bev Campbell, 417 Saddle Ct

John Hatch, 413 Saddle Ct

Randy Greathouse, 414 Saddle Ct

Bill Larsen, 2352 Rana Rd

Brian Sledge, 407 Saddle Ct

Carol Bierbower, 2357 Rana Rd

Chris and Michelle McAnany, 396 Butte Ct

Present by Proxy: Lynn Brownson (408 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 2024 meeting minutes—accepted without revision and approved.

Reading of 2024 Action Items for informational purposes.

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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.

Discussion was had on whether or not to renew contract with Maple Leaf Landscaping and Maintenance to maintain common areas. Bushes at Rana and Butte currently need trimming. Middle of year shrub trimming to be added to contract. Dead/dying bushes in common areas should be removed and not replaced. Motion made to renew contract for one more year and instruct them to remove dead/dying plants. Motion passed.

The Camelback Gardens development at the barricaded end of Rana Rd was discussed. There appears to be little or no activity on the project. 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. The HOA President will be notified when a City Planning Commission meeting related to the project will be held. Comments on the development can also be sent to the Grand Junction Senior Planner responsible for the development, Daniella Acosta Stine (daniellaa@gjcity.org), at any time, and she will include them in the official record for the development.

The topic of street lights shining into people's houses was discussed, with numerous people finding it unpleasant. Jane Huston said she would contact Xcel about possibly changing the streetlights to newer LED ones that direct the light downward.

The issue of campers/RVs/trailers being parked out in the open in front of people's houses was discussed. The board stated they were in discussion with one homeowner on Rana who was in violation of the covenants, who had indicated he would move the offending vehicle by the end of October. The attending homeowners supported the board continuing to encourage the homeowner to comply with the covenants.

Financials:

Marnie Margos, Treasurer, provided a handwritten report of banking activity from January 2025 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 23, 2025 is:

Checkbook: [redacted] Statement Balance as of 9/30/2025: [redacted]

Business Savings Balance as of 9/30/2025: [redacted]

Current HOA assessments $250/yr

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

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All HOA members are current on their dues.

Marnie Margos, Treasurer, submitted a proposed budget for calendar year 2026, as follows:

Landscaping, maintenance, improvements	$8020
Insurance	$1000
Utilities	$600
Annual meeting	$150
Web hosting	$215
Accounting	$100
Postage	$165
Total	$10250
Reserve	$0

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

Motion made to approve proposed budget. Motion passed.

There being no further business, the meeting was adjourned at 6:48 p.m.

Respectfully transcribed and submitted October 24, 2025.



Rick Beauheim, Vice President