COBBLESTONE RIDGES
HOMEOWNERS ASSOCIATION

# Cobblestone Ridges HOA Annual Meeting Minutes

## October 20, 2026

Officers: Rick Beauheim, Vice President

Marnie Crawford Margos, Secretary/Treasurer

Present: Marnie Margos, 411 Saddle Ct

Rick Beauheim, 415 Saddle Ct

Jane Huston, 416 Saddle Ct

Scott and Karen Bowman, 418 Saddle Ct

Dave Campbell, 417 Saddle Ct

John and Christie Hatch, 413 Saddle Ct

Randy Greathouse, 414 Saddle Ct

Bill Larsen, 2352 Rana Rd

Carol Bierbower, 2357 Rana Rd

Michelle McAnany, 396 Butte Ct

Scott Bierman, 419 Saddle Ct

Present by Proxy: Karen and David Burnett (410 Saddle Ct), Brian Sledge (407 Saddle Ct), Ralph Wahlers (2353 Rana Rd)

The meeting was called to order at 6:00 p.m. at the Redlands Community Center. Of the 43 lots in the HOA, 14 households were represented at the meeting, in person or by proxy.

**Old Business:**

Reading of the 2025 meeting minutes—accepted without revision and approved.

Reading of 2025 Action Items for informational purposes.

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**New Business:**

The necrotic ring in park has recovered. No further need for TruGreen to continue treatment is foreseen and the aeration and fertilization activities they also perform can be transferred to Maple Leaf. Motion made to not renew TruGreen contract and assign new duties to Maple Leaf. Motion passed.

Discussion was had on contract with Maple Leaf Landscaping and Maintenance to maintain common areas. They have provided new costs for 2027 that represent a very slight increase in rates, and have proposed monthly functional evaluations of the irrigation system during irrigation season. Less frequent evaluations are at our discretion. They provided an estimate for taking over the work previously performed by TruGreen, at a slight cost savings. Motion made to renew contract for one more year. Motion passed.

The Camelback Gardens development at the barricaded end of Rana Rd was discussed. There appears to be no activity on the project since the City Council rescinded their resolution allowing the project to include City Open Space in their density calculation. The Board will continue to monitor the situation.

The street light at the top of Saddle Ct was discussed. It had recently been out for approximately a month, but has recently been fixed by Xcel. All the homeowners at the top of Saddle Ct agreed that they preferred that the light be permanently out. Rick Beauheim will contact Xcel to ask that the light be turned out, saving the HOA the electricity charge.

The issue of campers/RVs/trailers being parked out in the open in front of people's houses was discussed. The board stated that one homeowner on Rana is in violation of the covenants and is unresponsive to requests to abide by the covenants. The attending homeowners supported the board continuing to encourage the homeowner to comply with the covenants.

Excessive watering by homeowners, resulting in water running down the gutter, primarily on Saddle Ct, was discussed. The HOA has no authority over irrigation, but encourages all members to use the minimum amount of water needed and to water in the early morning, not later in the day when more evaporation loss occurs.

**Financials:**

Marnie Margos, Treasurer, provided a handwritten report of banking activity from January 2026 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 15, 2026 is:

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Checkbook: [redacted]

Statement Balance as of 9/30/2026: [redacted]

Business Savings Balance as of 9/30/2026: [redacted]

Current HOA assessments $250/yr

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

All HOA members except one are current on their dues.

Marnie Margos, Treasurer, submitted a proposed budget for calendar year 2027, as follows:

| | |
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| Landscaping, maintenance, improvements | $8000 |
| Insurance | $1000 |
| Utilities | $650 |
| Annual meeting | $150 |
| Web hosting | $215 |
| Accounting | $100 |
| State of CO HOA registration | $35 |
| Postage | $90 |
| Total | $10250 |
| Reserve | $0 |

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

Motion made to approve proposed budget. Motion passed.

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**Election of Officers**

The terms of all Board members were completed at this meeting, necessitating the election of new officers. Rick Beauheim expressed a willingness to serve as President, while John and Christie Hatch expressed their willingness to serve as Vice President and Secretary/Treasurer, respectively. No other candidates were forthcoming. Motions were made to elect those individuals, seconded, and passed unanimously.

Marnie Margos, the outgoing Secretary/Treasurer, was thanked for her many years of selfless service by all present.

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully transcribed and submitted October 21, 2026.

Rick Beauheim

Rick Beauheim, President