

**Cobblestone Lake Preserve HOA
2026 Meeting Minutes**

Meetings

January	February 5, 2026	March	April
May	June 1, 2026	July	August
September	October	November	December

[Link to blank meeting agendas](#)

Date: Monday, June 1, 2026

Meeting Agenda Posted

Attendees:

Treasurer's Report

OLD BUSINESS		
Topic	Notes	Follow Up
Architectural Control Standards Review	Lynda Hanly provided direction to reestablish procedures for homeowners to get ACC approval for applicable property improvements ACC Approval Forum	Establish a group to review the standards for possible 2026 updates.
Follow-up discussion on allowing vacation and short-term rentals via online platforms	April 1, 2026 was the date the homeowner agreed to provide amendment language to the Board. No suggestions were received..	
NEW BUSINESS		

Topic	Notes	Follow Up
Legislative changes to HOA jurisdiction	Review rules, fees, and penalties to assure alignment with State law. Star Tribune article SF1750 SF1750 Summary	

Minutes Approved to Distribute:	<input type="checkbox"/> Jessica Tesdall	<input type="checkbox"/> Elias Bazakos	<input type="checkbox"/> Jim Powers
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Date: Thursday, February 5, 2026

Meeting Agenda Posted

Attendees: Elias Bazakos, Jim Powers, Jessica Tesdall, Lynda Hanly, Bryan Sletten, Carrie Davis

Treasurer's Report - check file presented by the Accountant

OLD BUSINESS		
Topic	Notes	Follow Up
Follow-up discussion on allowing vacation and short-term rentals via online platforms	On November 16, 2026 the Board heard from Bryan Sletten of 333 Pebble Rd N about his desire to list his home on Airbnb and other short-term rental websites. The Board also accepted a letter of dissent from a homeowner in the Association and other comments from homeowners at the meeting. Board Action was to confer with legal counsel on the legalities and precedent-making consequences of allowing it. The Board and Sletten agreed to resume	The Homeowner plans to present the Board with a draft of his desired amendment to the Declaration on April 1, 2026. The Homeowner is responsible for gathering majority support from other homeowners for an amendment by August 4, 2026.

the discussion at the first meeting of 2026

Per Legal: *"Under the First Amendment to your Declaration, 1.) each Lot must not be leased or rented **AND** 2.) be occupied by at least one owner or be vacant. The **AND** is important here because it tells us that both conditions must be met in order for an owner to be in compliance.*

So, it is black and white that there is no leasing or renting permitted whatsoever (unless the owner meets one of the hardship-type or family exceptions identified in the Amendment). This would include a short-term Airbnb/VRBO rental.

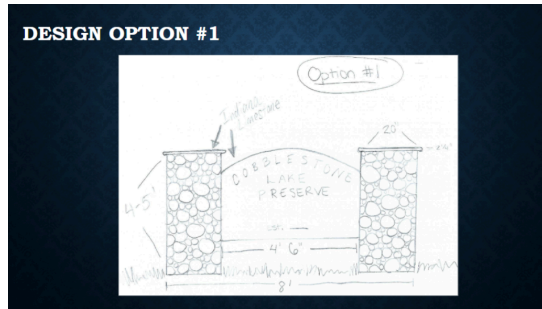
To modify this provision to more broadly allow rentals, you would need to amend the Declaration again to do so. If you try to do it by Rule, the Rule could be struck down as inconsistent with the Declaration. The Declaration trumps the Bylaws and Rules, and the Bylaws trump the Rules, to the extent there is an inconsistency among them.

If there is a desire in the neighborhood to add more flexibility for snowbirds, etc., I would simply add another exception to the general rule that rentals are banned within your community to cover the snowbird scenario. Generally speaking, I have found that neighborhoods are reluctant to allow short-term rentals of any kind (Airbnb/VRBO) and spell out that all lease terms must be a minimum of 6 months, for example. This is because homeowners want to know who is living/staying next door to them, and it can be a revolving door of problems with Airbnb/VRBO guests."

	<p>Discussion with the homeowner about vetting renters, his timeline for owning the home, and other factors related to the use of his property took place.</p> <p>Regardless of the obvious care the homeowner takes in his process, the Board cannot allow any property owner in the neighborhood to rent except under specific conditions, which this Homeowner does not meet, under our current Declaration.</p> <p>The homeowner would like the Declaration to be changed to allow renting. The Board directed him to make a draft of his desired changes to the Declaration by April 1 and to solicit majority support from the neighborhood by the Night to Unite gathering in August. If the majority of the neighborhood owners support a change in the Declaration, the Board agreed to pay for a legal Amendment to the Declaration and conduct a formal vote at the Annual Meeting in December.</p>	
<p>Property Lien: 1xxx Cobblestone Rd N</p>	<p>All of the legal documents related to the Lien have been filed and recorded.</p> <p><i>Per Legal: "The next step is sending out the preforeclosure notice to the owner and County, please let me know if you would like to move forward with this."</i></p> <p>The Board moved to maintain the Lien but not move to foreclosure at this time.</p> <p>The Board will send a letter to the Homeowner with their 2026 Dues letter recommending settlement of the outstanding dues without legal action.</p>	<p>Draft a letter to the Homeowner and send it with 2026 Dues Notice by April 1, 2026.</p>

New Monuments Construction

The results of the homeowner vote on monument design and stone type have been reported via the neighborhood Facebook group page. Design 1 and Stone Type 1 each received the most votes. That information was also relayed to the LaGows with intent to communicate it to the contractor.



Next Steps:

1. Contact the City to obtain any necessary permits
2. Determine the font, layout, and any extra wording on the monument face, (e.g., Est. 2002 or Champlin, Minnesota or A Planned Neighborhood, etc) and pass that info on to Stacy & Ryan

Submit permit application to the City. Pay the required fee of \$125.00.

Send monument face design to the contractor.



NEW BUSINESS		
Topic	Notes	Follow Up
Establish Roles for 2026	<p>President - Elias Bazakos Vice President/Secretary - Jessica Tesdall Treasurer - Jim Powers Accountant - Jake Stow Events Coordinator - Stacy LaGow Architectural Control Committee Chair - Lynda Hanly</p>	<p>Send Architectural Control documents to Lynda.</p> <p>Neighbors who are interested in working with Lynda on this project should email cobblestonelakepreserve@gmail.com to be connected.</p>
Establish Banking Controls for 2026	<p>Treasurer and Accountant receive monthly statements via email from Granite Bank.</p> <p>Currently, we only require the signature of the Accountant to pay bills but approval for payments must be obtained from the Board President and the Treasurer prior to check-writing. This practice will continue as the Board feels we have a good system of checks and balances in place and it meets our needs.</p> <p>If the President or Treasurer needs reimbursement for a HOA expense, current practice is to abstain from approving the reimbursement and instead, approval from the Board Vice President is needed.</p>	<p>Call Granite Bank to set up new contact information for statements and oversight.</p>
Welcome Packets for New Neighbors /Refresh Materials for All Neighbors	<p>The Board once contracted the services of the UPS Store to handle communications via mail to homeowners. The Board would like to reestablish the use of the UPS Store or a similar vendor for the preparation and mailing of official materials to homeowners.</p> <p>The Board also discussed the need to refresh informative HOA documents for all homeowners.</p>	<p>The Board will review the current "Welcome" docs for needed updates with a goal of sending materials to all homeowners this spring, with a goal of sending out the information with 2026 Dues notices.</p>

<p>Architectural Control Standards Review</p>	<p>The 2025 Board approved action to begin a review of the Architectural Control Standards to 1) reestablish procedures for homeowners to get ACC approval for applicable property improvements, and 2) establish a group to review the controls for possible 2026 updates.</p>	<p>Lynda Hanly volunteered to lead a group of interested homeowners in reviewing the current Architectural Control Standards for the purpose of making update recommendations to the Board.</p>

Minutes Approved to Distribute:	<input checked="" type="checkbox"/> Jessica Tesdall	<input type="checkbox"/> Elias Bazakos	<input checked="" type="checkbox"/> Jim Powers
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[2025 Minutes](#)

Blank Meeting Notes (copy and paste to top of document for each new meeting)

Date:
 Meeting Agenda Posted
 Attendees:

Treasurer's Report

OLD BUSINESS		
Topic	Notes	Follow Up

NEW BUSINESS		
Topic	Notes	Follow Up

Minutes Approved to Distribute:	<input type="checkbox"/> Jesscia Tesdall	<input type="checkbox"/> Jennifer Erickson	<input type="checkbox"/> Stacy LaGow
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