

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
JUNE 23, 2011**

**PRESENT:** Mike Flamer, President  
Jim Murphy, Vice-President  
Doug Schoenfeld, Treasurer  
Ed Katz, Secretary  
Lori Condon, Director  
Gary Friedman, Director  
Chuck Murphy, Director

**STAFF:** Larry Paprocki, Director  
Nora Walker, Staff

**CALL TO ORDER**

President Flamer called the meeting of the Stonegate Community Association Board of Directors to order at 6:05 p.m., noting the presence of a quorum.

**MINUTES**

**May 26, 2011**

Mr. Katz moved that the board approve the May 26, 2011 meeting minutes as presented. Seconded by Mr. Chuck Murphy. *The motion passed unanimously by a vote of seven (7) to zero (0).*

**RESIDENTS' FORUM**

No residents were present.

Mr. Friedman questioned whether residents were aware that they have the opportunity to speak at these meetings. President Flamer felt strongly that they were aware because the Residents' Forum is always part of the agenda. Anyone who has seen the meetings on TV knows about Residents' Forum. Ms. Condon stated that when questions come up, Mr. Paprocki advises residents to come ask them at the monthly board meetings.

## TREASURER'S REPORT

Mr. Schoenfeld presented the Treasurer's report, per the directors' packet. He reviewed the association financial statements prepared by staff for the period ending May 31, 2011. Mr. Schoenfeld responded to questions and comments from the board members regarding the financials.

Mr. Schoenfeld provided a brief overview of the Reserve Study: Draft/5 Year Estimated Expenditures Report. The biggest item is the pavement.

Mr. Schoenfeld reported that the Finance Committee and the Physical Property Committee will review this draft, making recommendations to the board.

Mr. Schoenfeld reported that the Finance Committee is investigating check scanners. A scanner would replace the current bank lock-box procedures.

In response to a request from Mr. Friedman, Mr. Schoenfeld will email the stock symbols for the funds where Stonegate money is invested to the board members.

Mr. Chuck Murphy moved to accept the financial as presented and the Treasurer's Report as submitted. Seconded by Mr. Friedman. *The motion passed unanimously by a vote of seven (7) to zero (0).*

## EXECUTIVE DIRECTOR'S REPORT

### Implementation of Open Meeting Changes in Law

Mr. Paprocki reported that due to changes in Arizona Statutes, Stonegate must broaden its rules governing residents' input on board agenda items. He discussed the options. The board agreed on the following order of business, which is similar to that used by the City of Scottsdale:

Report  
Resident input  
Board discussion  
Motion  
Board vote

Mr. Chuck Murphy moved that the board accept the new order of business, which complies with legislation providing resident participation at board meetings. Seconded by Mr. Katz. *The motion passed unanimously by a vote of seven (7) to zero (0).*

Mr. Friedman asked where this procedure would be reflected. Mr. Paprocki replied that it will be on the website and incorporated into the agenda. Members

discussed other ways in which residents can learn about impending board meetings, such as posters at the mailboxes.

### **Group Health Benefits**

Mr. Paprocki has asked the Cambria Group to bid out Stonegate's benefit package, due to a 25 percent increase proposed by United Health. Cambria will provide the results of the bidding process, which will be reviewed by the Finance Committee at its next meeting.

Mr. Friedman asked about the possibility of an increase in employee participation. President Flamer stated that this will be a decision for the board to make when the bids are back. Mr. Paprocki said that this will be presented at the next Finance Committee meeting.

### **Waste Management Contract Amended**

Mr. Paprocki reported that after meeting with a Waste Management representative, they reduced the rate per pull of the dumpster and to fix the fuel surcharge rate. This will yield immediate savings of approximately \$240 - \$300 per month on a 12 month contract.

### **Timarron Landscaping**

Mr. Paprocki reported that Gothic Landscape has been replaced by Paramount Landscape. Residents of Timarron have been notified of the change.

Residents wishing to amend the tract declaration landscape requirement will canvas their community as part of a special election, with results announced at the 2012 Annual Meeting.

### **LED Lighting**

Mr. Paprocki reminded the board of a work session scheduled for next Monday, June 27 at 11:00 a.m. The board will meet contractors working under an APS plan promoting low energy LED lighting.

Mr. Friedman was concerned that they would meet with only one contractor. Mr. Paprocki explained that this is a public utility program, with approved contractors who work within its guidelines. President Flamer noted that the purpose of the meeting is to gain information. If the idea is promising, they can invite other approved contractors to make presentations.

## **Architectural Guidelines Revision: Desert Landscaping**

Mr. Paprocki discussed the Architectural Committee's request for a change to its guidelines regarding turf, desert landscaping, and maintenance requirements. Existing guidelines do not give adequate direction to an increasing number of homeowners wanting to convert their front yards from turf to a more natural desert look.

The Architectural Guidelines in their present form do not address landscape maintenance in conceptual terms. They deal in larger part with developer issues which are no longer relevant. Section 4.2, the primary text for landscape issues, specifically addresses Landscaping Submittals. It needs to expand to include both of these issues.

Better clarity, plus guidelines for desert landscaping, would be achieved with the complete revision of Section 4.2 of the Architectural Guidelines being offered.

Mr. Friedman pointed out that the Architectural Committee has invested much time on this subject. They do not want the community to look dated. There should be guidelines in place in the event that the government requires water conservation. Stonegate already has some beautiful examples of xeriscaping, and provisions in the proposed guideline would ensure that changes to desert landscaping are attractive.

Ms. Condon took issue. She likes the lush green look of the community. Water conservation can be accomplished through proper irrigation.

President Flamer asked whether the new guidelines provided controls to ensure that the community remains attractive. Mr. Katz questioned whether the Architectural Committee has the expertise to understand these types of plans.

Mr. Schoenfeld said that his neighborhood, Mountain View Estates, has the largest front yards. He would be very unhappy if his neighbors replaced their lawns with desert landscaping.

The board discussed the proposed guideline changes and their impact at some length. President Flamer expressed his concern that the uniformity and feel of the neighborhoods would be lost if these guidelines were approved.

Mr. Jim Murphy moved to table further discussion and the vote on the Architectural Guidelines Revision until the next board meeting, to allow further study. Seconded by Mr. Schoenfeld.

Mr. Chuck Murphy asked that the motion be amended, to table this item for two months. Mr. Jim Murphy and Mr. Schoenfeld agreed to the amendment to the

motion. *The motion passed by a vote of five (5) to two (2) with Mr. Katz and Mr. Friedman dissenting.*

### **Bookkeeper**

Mr. Paprocki reported that Jane Keever's last day of work will be July 15. He wishes her well in her future endeavors. He has informed the Board President and Treasurer, and has begun a search for a replacement. Several resumes have already come in. He will schedule interviews next week.

### **ACTION ITEMS**

#### **Committee Memberships 2011-12**

President Flamer requested the Board approve the Committee Memberships for this year. With a few special exceptions, the names of board members have been removed. Mr. Chuck Murphy corrected the list: Lee Secrest lives in Regent.

President Flamer invited the homeowners who are interested in joining or finding out more about the committees to contact Mr. Paprocki.

Mr. Schoenfeld moved that the board approve the Committee Memberships List for this year. Seconded by Mr. Katz. *The motion passed unanimously by a vote of seven (7) to zero (0).*

Mr. Chuck Murphy noted that the Nomination and Election Committee needs a certain number of members at certain times throughout the year. Currently there are four members. In October they will need seven.

### **COMMITTEE REPORTS**

President Flamer noted that the committee reports were included in the board packet for board member review and comment.

### **DISCUSSION/NEW BUSINESS**

In response to a question by Mr. Friedman, President Flamer outlined the procedure for a board member to request that an item be placed on the agenda.

### **ADJOURNMENT**

It being duly moved and seconded, the meeting adjourned at approximately 7:30 p.m.