

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
AUGUST 24, 2011**

PRESENT: Mike Flamer, President
Doug Schoenfeld, Treasurer
Lori Condon, Director
Gary Friedman, Director
Chuck Murphy, Director
Jim Murphy, Director

ABSENT: Ed Katz, Secretary

STAFF: Larry Paprocki, Executive Director
Nora Walker, Staff

CALL TO ORDER

President Flamer called the meeting of the Stonegate Community Association Board of Directors to order at 6:00 p.m., noting the presence of a quorum.

RESIDENTS FORUM

No residents were present.

President Flamer noted that homeowners are permitted to speak once, for up to three minutes, on each topic being considered, as the meeting progresses. They may participate only until the motion is made.

MINUTES

July 27, 2011

Mr. Schoenfeld moved that the Board approve the July 27, 2011 meeting minutes as presented. Seconded by Ms. Condon. *The motion passed unanimously by a vote of six (6) to zero (0).*

TREASURER'S REPORT

Mr. Schoenfeld presented the Treasurer's Report as presented in the directors' packet. He reviewed the Association financial statements, as prepared by Association staff, for

the period ending July 31, 2011. He responded to questions and comments from the board members regarding the financials.

Mr. Paprocki provided an update on the homeowner delinquencies and efforts to collect on past due assessments and bank fees. He responded to questions and comments regarding delinquencies.

Discussion was held regarding transfer fees.

Mr. Chuck Murphy moved to accept the financials as presented and the Treasurer's Report as submitted. Seconded by Mr. Friedman. *The motion passed unanimously by a vote of six (6) to zero (0).*

EXECUTIVE DIRECTOR'S REPORT

Reserve Purchases

Mr. Paprocki reported that the 2011 Reserve Expenses Report now includes the purchase of a new ice maker and two vehicles, a Ford Ranger and a Kawasaki Mule, which had been approved by the board. All purchases were below the approved dollar amount. Bids are being obtained on three replacement pool heaters, tennis courts repairs and resurfacing, and painting projects.

2012 Operating Budget Schedule

Mr. Paprocki reported that he is developing the 2012 operating budget draft, which will be presented to the Finance Committee at its September meeting. After the committee's review, a joint meeting will be scheduled in October to answer any board questions. Approval by the November board meeting will allow ample time to notify the membership of any changes.

Winter Turf Transition Schedule

Mr. Paprocki discussed the work involved in winter turf transition, which begins the week of September 5. Water schedules will be cut back, and during that time, the irrigation system will be thoroughly checked. Scalping begins September 19. Overseeding schedules are based on expected evening temperatures.

Group Health Benefits Transition

Mr. Paprocki reported that the new health insurance carrier approved by the board begins September 1. The final premium was slightly reduced. He answered questions regarding the health benefits to staff.

APS Lighting Project

Mr. Paprocki reported that two additional APS approved contractors have been contacted. Fixtures are also being reviewed.

In response to a question from Ms. Condon, Mr. Paprocki discussed the reasons why CFL lighting has not been considered for the landscape lighting project.

Ms. Condon shared the information she had gathered from her research on CFL technology. Discussion ensued. The consensus was to have a test area with CFL bulbs side by side with LED bulbs, so everyone can see the difference. The board felt that the Physical Property Committee should be asked to consider the issue.

ACTION ITEMS

Committee Member Appointment

President Flamer introduced the Finance Committee's request that the board approve Cary Weissman as a member.

Mr. Schoenfeld moved that the board appoint Cary Wiessman to the Finance Committee. Seconded by Mr. Chuck Murphy. *The motion passed unanimously by a vote of six (6) to zero (0).*

Tabled revision of Architectural Guidelines: Desert Landscaping.

President Flamer noted that the Architectural Committee had requested board approval for replacement of Section 4.2 in the Architectural Guidelines, which requires that 25% of the front yard be planted in turf or a year-round green groundcover. The subject was tabled at an earlier meeting. Although it is on the agenda, the Executive Director has asked that it be tabled again.

Mr. Paprocki explained that the current revision contains inconsistencies, and some design elements were not addressed. He suggested a complete re-write. He discussed what should be included in the re-write and responded to questions and comments.

Mr. Friedman withdrew his original motion.

After speaking with Mr. Friedman, Ms. Condon said that she now understands his concern that Stonegate residents might not be aware of the landscaping choices available to them. Mr. Friedman is also concerned about conserving water.

Mr. Chuck Murphy emphasized the importance of hearing from the committees before unilaterally approving documents. He felt that the Conservation Committee should

review this document to address the water conservation issue, and the Rules and Regulations Committee should look at it also, to ensure its consistency with the CC&Rs.

COMMITTEE REPORTS

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

DISCUSSION/NEW BUSINESS

Mr. Friedman brought up the perception held by some residents that the same people continue to serve on the board. Recruiting new board and committee members is important.

President Flamer observed that, in general, new people get involved when they feel a need for change. A better recruiting job to solicit new candidates could help. Mr. Chuck Murphy pointed out that recruiting candidates is a function of the Nomination and Election Committee and hoped that they would do so energetically. Residents he has talked to are happy with how the community is maintained and operated.

President Flamer said that he had invited Congressman David Schweikert to speak to the community. The proposed date is October 15 at 9:00 AM. The event would be held at the Community Center, or possibly even the main ramada, with refreshments provided. This would not be a political event because it is not an election year. Mr. Paprocki estimated that the cost for refreshments would be approximately \$200.00.

The board discussed the invitation and the fact that politically, both sides would not be represented. They agreed that this should be sent to the Social/Recreation Committee for their consideration.

Mr. Friedman moved that the Board approve the invitation to Congressman Schweikert. Seconded by Mr. Schoenfeld. *The motion passed unanimously by a vote of six (6) to zero (0).*

ADJOURNMENT

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