

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
SEPTEMBER 22, 2011**

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

ABSENT: Gary Friedman, 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 6:00 p.m., noting the presence of a quorum.

RESIDENTS FORUM

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.

No residents were present.

MINUTES

August 25, 2011

Mr. Katz moved that the board approve the August 25, 2011 meeting minutes as presented. Seconded by Mr. Schoenfeld. *The motion passed unanimously by a vote of six (6) to zero (0).*

TREASURER'S REPORT

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

Mr. Katz asked about the Finance Committee's recommendation that a Roadways Renovation Committee be appointed, since this is a physical property issue. Mr. Schoenfeld explained that we should have a group dedicated to this particular issue. Roadways are the biggest expense in the Reserve Study's projections. This is an opportunity for the Association to use the professional expertise of its residents.

Mr. Paprocki noted that an ad hoc roadways committee had been created a few years ago. Involvement in an ad hoc committee appeals to residents who might not volunteer for a standing committee. An ad hoc committee requires participation is for a shorter period of time, to study one issue and make a recommendation to the board.

The group discussed the importance of roadway maintenance. Stonegate has done well maintaining its roads. They don't show the deterioration seen in other communities.

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

EXECUTIVE DIRECTOR'S REPORT

Lender Request

Mr. Paprocki discussed correspondence received from Aurora Bank, requesting a reduction in the property transfer payment. The Finance Committee looked at this and recommended denying the request.

The board discussed how to make an appropriate response to the request. The consensus was that the Executive Director should advise the lender of the denial.

Recreational Area Police Reports

Mr. Paprocki reported that in the last 60 days there have been two incidents where Scottsdale Police Department removed under-age residents, in handcuffs, from the recreational area. Both involved narcotics. The Scottsdale Police Department is also looking for information on teenage boys riding dirt bikes.

Halloween

Mr. Paprocki reported that Halloween falls on a Monday this year -- a school night. He recommended that Trick or Treating end at 8:30 p.m. Again this year, he has arranged for Scottsdale off-duty Police officers to patrol the community from 5:30 to 9:30 p.m. We will send a community email on this. As in the past years, the Retreat Gate will close at 5:00 pm and re-open at about 9:00 p.m. Extra Safeguard gate personnel will work at main gate, east gate and Retreat gate. The Community Association will ask parents of middle school and high school age children to discuss these plans with their kids. Stonegate's Halloween activities should end at 9:00 p.m., as in previous years.

Equestrian Trail Plans

Mr. Paprocki reported that he received a 90% completion plan from the city. The plans were presented to the Architectural Committee at its Wednesday, September 21 meeting. The tree salvage, now complete, reversed some of the work Stonegate had done on the trail, so he sent a crew out to restore it. This work was completed in less than a day.

Pool Repairs Schedule

Mr. Paprocki reported that on Monday, October 3, we will drain the pool. On Tuesday, Wednesday and Thursday, our contractor will complete the surface repairs and acid wash the pool. Refilling will begin Thursday and finish on Friday. New pool heaters will be installed next week.

Update: APS LED Lighting

Mr. Paprocki reported outdoor CFL bulbs have been purchased for a test area. Several comparison sites will be chosen. One side of the entry will be CFL and the other LED. He further reported he is waiting to receive other bids.

Mr. Paprocki responded to questions and comments from board members about lighting and proposed test area.

Qwest/Century Link APS Main Gate

Mr. Paprocki reported that the telephone line repair has been completed. The dig hit an APS power line, damaging a meter and the main gatehouse air conditioning unit. He will submit the repairs and labor cost for reimbursement by Qwest/Century Link.

ACTION ITEMS

Painting Common Area Building

President Flamer introduced the Executive Director's request for painting to be done by Creative Man Painting: The Community Center's main building, main ramada, two smaller ramadas, bath house, main gate and east gate at a total cost of \$14,695. This is a reserve expenditure and is less than the Reserve Study's planned cost.

Mr. Chuck Murphy moved that the board approve painting of the Community Center main building, main ramada, two smaller ramadas, bath house, main gate and east gate. This will be done by Creative Man Painting at a total cost of \$14,695. Seconded by Mr. Katz. *The motion passed unanimously by a vote of six (6) to zero (0).*

Painting Window Frames

President Flamer introduced the Executive Director's request for painting to be done by Creative Man Painting: Door and window frames and muntins in the Community Center and two gate houses (main and east). These are currently teal and will be redone in Gainey Bronze (not Banister Brown) at a total cost of \$9,900. This is an unbudgeted Reserve Fund expense, approved by the Finance Committee.

Mr. Katz moved that the board approve painting door and window frames and muntins in the Community Center and two gate houses (main and east) in Gainey Bronze. The work will be done by Creative Man Painting at a total cost of \$9,900. Seconded by Mr. Chuck Murphy. Seconded by Mr. Katz. *The motion passed unanimously by a vote of six (6) to zero (0).*

Additional Members

President Flamer introduced the Nomination and Election Committee's request for appointment of Bob Gomez, Lynn Sykes and Cynthia Marcus to the committee. That brings them to the seven members specified in the By-Laws.

Mr. Chuck Murphy moved that the board appoint Bob Gomez, Lynn Sykes and Cynthia Marcus to the Nomination and Election Committee. Seconded by Mr. Schoenfeld. *The motion passed unanimously by a vote of six (6) to zero (0).*

COMMITTEE REPORTS

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

ADJOURNMENT

It being duly moved and seconded, the meeting adjourned at approximately 7:00 p.m.