

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
NOVEMBER 15, 2012**

APPROVED MINUTES

PRESENT: Lori Condon, President
Ed Katz, Vice President
Doug Schoenfeld, Treasurer
Mike Flamer, Secretary
Gary Friedman, Director
Nancy Ford, Director

ABSENT: Don Levitt, Director

STAFF: Larry Paprocki, Director
Robin Hackett, AV

CALL TO ORDER

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

MINUTES

October 25, 2012 Board Meeting

Mr. Flamer moved that the Board approve the October 25, 2012 Board of Directors meeting minutes as presented. Seconded by Mr. Katz.

Mr. Katz reviewed his correction to the minutes.

Mr. Flamer retracted his motion and moved that the Board approve the October 25, 2012 Board of Directors meeting minutes as amended. Seconded by Mr. Friedman. *The motion passed unanimously.*

Mr. Katz moved the Board approve the October 25, 2012 Board of Directors Executive Session meeting minutes as presented. Seconded by Ms. Ford. *The motion passed unanimously.*

TREASURER'S REPORT

October 2012 Financials

Mr. Schoenfeld reviewed the Association financial statements, as prepared by Association staff, for the periods ending October 31, 2012. He responded to questions and comments from the Board members regarding the financials.

Paprocki provided an update on the delinquent accounts.

Mr. Flamer moved the Board accept the Treasurers Report. Seconded by Mr. Katz. *The motion passed unanimously.*

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported on the web streaming opportunities that will be available soon.

Mr. Paprocki stated that turf conversion is going well and there are only a few homeowners who have not over seeded and they have been notified of the requirement.

Mr. Paprocki advised that the Association rents a tent for certain events. It was determined it would be more cost effective to purchase a tent and get more expanded use out of the Community Center at certain functions.

Mr. Paprocki reported the Stonegate Community Association Adult Holiday Party will be held December 13 from 5:30 – 8:00 p.m. The Children's Holiday Party will be held December 15 from 11:00 a.m. to 1:00 p.m. (Note: Time has been changed to 10:30am-12:30pm)

Mr. Paprocki provided information on the proposed three-year Safeguard Contract that is being reviewed by the various committees and will require Board Action.

Mr. Paprocki stated that Bob Forsythe was been contacted to evaluate Stonegate Circle, Regent and the Reserve. He further reported that Mr. Forsythe will be submitting a written report. He added that Mr. Forsythe would be willing to come to a Board or committee meeting to explain his conclusions.

Mr. Paprocki provided information on the impacts of the property transfer fee to the reserve assessment. He responded to questions and comments from the Board members regarding this issue.

BOARD ACTIONS

2013 Reserve Assessment

Mr. Paprocki reported the Finance Committee and Executive Director recommend a \$4.00 Reserve increase for 2013, for a total monthly Reserve amount of \$16.00.

2013 Approved Operating Assessment	\$149.00
Proposed Reserve Amount	\$ 16.00

2013 Monthly Assessment	\$165.00
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It was noted that there is a \$25.00 reduction from 2012 Assessment due to not renewing Cox Bulk Use Agreement.

Mr. Schoenfeld moved the Board approve a \$4.00 Reserve increase for 2013, for a total monthly Reserve amount of \$16.00. Seconded by Mr. Flamer. *The motion passed unanimously.*

2012 Audit Proposal

Mr. Paprocki stated that he is recommending acceptance of Butler Hansen proposal to perform the 2012, 2013, 2014 audit. The cost is \$9,000 which is no change from the 2011 audit cost.

Mr. Flamer moved that the Board approve the Butler Hansen proposal to perform the 2012, 2013, 2014 audit at a cost of \$9,000. Seconded by Mr. Katz. *The motion passed unanimously.*

Attorney Collection Action

Mr. Paprocki stated he is requesting that the discussion regarding the recommendation to utilize services of Shaw & Lines for homeowner collection action be moved to executive session.

COMMITTEE REPORTS

President Condon noted the Committee reports were included in the Board packet for Board members review and comment. Brief discussion was held regarding the committee reports.

ADJOURNMENT

Mr. Flamer moved the Board adjourn at 6:50 p.m. Seconded by Mr. Katz. The Board moved to an Executive Session at the request of the Executive Director, regarding possible insurance claim.