

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
JANUARY 24, 2013**

APPROVED MINUTES

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

ABSENT: Lori Condon, President
Don Levitt, Director

STAFF: Larry Paprocki, Director
Robin Hackett, AV

CALL TO ORDER

Vice President Katz 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

Vice President Katz 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

December 20, 2012 Board Meeting

Mr. Flamer moved that the Board approve the December 20, 2012 Board of Directors meeting minutes as presented. Seconded by Ms. Ford.

Vice President Katz reviewed his corrections to the minutes.

Mr. Flamer amended his motion and moved that the Board approve the December 20, 2012 Board of Directors meeting minutes as amended. Seconded by Mr. Friedman. *The motion passed unanimously.*

Mr. Schoenfeld moved the Board approve the December 20, 2012 Board of Directors Executive Session meeting minutes as presented. Seconded by Mr. Flamer. *The motion passed unanimously.*

TREASURER'S REPORT

December 2012 Financials

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

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding several delinquent accounts.

Mr. Schoenfeld discussed the Summary of Significant Variance and advised that the most significant variance is the water.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki provided an update on the 2012 Audit. He reported the auditors completed their fieldwork in two days. He further reported that a meeting is scheduled on Tuesday, February 19th, Treasurer Doug Schoenfeld, Finance Committee member, Tom Schaefer and I will meet with Gregg Butler to review the report. On Thursday, February 21st at 5:00 p.m. there will be a joint meeting between the Board and Finance Committee where Mr. Butler will present to the Board the Audit Report and answer any questions. After the joint meeting is concluded, the Finance Committee will meet.

Mr. Paprocki stated the Annual Report will be posted by March 1st. He further stated that five applications were received and one was withdrawn, leaving four applicants for the four open positions. He advised that the Nomination and Elections Committee is recommending all applicants as Board Candidates. Each candidate is being provided a three-minute recording on his or her interest for serving. Each recording will be posted on the Stonegate Website before the end of the month.

Mr. Paprocki reported the 2013 Annual Meeting is scheduled for Thursday, March 21st at 7:00 p.m.

Mr. Paprocki reported a Tamarack resident, #10A35 continues to park in guest parking for prolonged periods of time after repeated notices. The homeowner has not responded to the notices. He further reported that the Stonegate Community Association has also received complaints from residents. He stated that he is recommending a violation be cited and a fine issued. Follow up enforcement will be taken per the approved Board policy. He further stated that the resident is also delinquent in their assessments. A discussion ensued regarding how to best handle this situation.

Mr. Flamer moved that the Board find this homeowner in violation of the CC&Rs and a fine be issued as established in our policy. Seconded by Mr. Friedman. *The motion passed unanimously.*

Mr. Paprocki reported the 2013 Financial input and worksheets have been completed.

Mr. Paprocki advised the Board packet included the CAI Law Reporter and news article regarding smart phones recording. Presently, no rules or procedures exist. He further advised that there is not a need for the Board to create a policy as it relates to this issue because everything the Board does is recorded and available.

BOARD ACTIONS

PMIS Project Management Stonegate Circle

Mr. Paprocki stated based on the PMIS Roadway Report and the second opinion of Bob Forsythe, it has been determined that improvements need to be made to the roadway in Stonegate Circle. He reviewed the scope and cost of the project.

Mr. Paprocki stated that he supports approval of this project now as coordination and scheduling needs to take place so work can begin in the month of June, prior to the start of Monsoon season.

In response to a question from Ms. Ford, Mr. Flamer provided information on Tom McDonald's background.

In response to a question from Ms. Ford, Mr. Paprocki provided information on the bid process.

Mr. Schoenfeld expressed his concern regarding terms and conditions of the proposal that states: "Line items 9, 10 11 and 12 shall be performed on a one time basis. Any further walk thoughts and generation of additional punch lists will be invoiced on an hourly basis." He stated that he felt if the Association hires someone to oversee this project from start to finish it should be completed for the quoted price.

Mr. Flamer stated that Tom McDonald over the years has worked on several projects for the Association and has done a terrific job and has gone back until the work was done

and provided another punch list and never asked for more money. He further stated that this is a legitimate concern and they could request Mr. McDonald provide clarification.

Mr. Flamer moved the Board approve the PMIS Project Management proposal for Stonegate Circle. Seconded by Mr. Freedman. *The motion passed unanimously.*

Mr. Flamer stated that now there is Board approval, he would request that the Executive Director go back and gets clarification regarding what was discussed and see if Mr. McDonald will consider changing the language given that the Association has never had a project of this magnitude.

ADJOURNMENT

Ms. Ford moved the Board adjourn at 7:05 p.m. Seconded by Mr. Schoenfeld. *The motion passed unanimously.*