

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
JUNE 27, 2013**

APPROVED MINUTES

PRESENT: Edward Katz, President
Lori Condon, Vice President
Nancy Ford, Treasurer
Lee Secrest, Secretary
David Allen, Director
Don Levitt, Director
Leroy Rhein, Director

STAFF: Larry Paprocki, Director
Robin Hackett, AV

CALL TO ORDER

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.

RESIDENT'S FORUM

Dale VanDeVrede, Tamarack, stated that the Board was provided with a list of suggested improvements.

President Katz advised that two residents were at the last Board meeting and Mr. Paprocki has addressed the issues. Mr. VanDeVrede stated that the most annoying issues are the kids running amuck.

Mr. Paprocki provided an update regarding how the residents' issues have been addressed. He reported that Southwest Gas was contacted and checked the gas line flow. It was determined the flame was extremely low; therefore, all the parts were replaced and a larger nozzle was installed. Temperatures are now reaching 500 plus degrees.

Mr. Paprocki provided an update on what has been done to fix recreational area gates. New heavy-duty hinges were installed.

Mr. Paprocki advised that the replacements for the chaise lounges were ordered in May and we are waiting for shipment,

Mr. Paprocki reported that maintenance is cleaning the pool tiles on a weekly basis and the pool is vacuumed on an as needed basis, but a minimum of once per week.

Mr. Paprocki provided information on the monitor schedule.

In response to questions from Mr. VanDeVrede, Mr. Paprocki advised that the tables in the ramadas are wiped down three times a week.

In response to a question from Mr. Secrest, Mr. Paprocki reviewed the current policy regarding ramada deposits. Discussion was held regarding the suggestion of increasing a refundable deposit for ramada reservations to \$250.00 as incentive for residents to cleanup after themselves. The consensus was not to increase the fee and penalize everyone for small group's actions.

Mr. VanDeVrede suggested that there be recycling cans in the pool/ramada area. President Katz stated that Board will consider his suggestion.

MINUTES

May 30, 2013 Board Meeting

President Katz requested a correction to the minutes on page 3, fourth paragraph, the word **on** should be changed to **of**.

Dr. Levitt moved the Board approve the May 30, 2013, Board of Directors meeting minutes as amended. Seconded by Dr. Rhein. *The motion passed unanimously.*

June 20, 2013 Joint Finance Committee and Board Meeting

Ms. Ford reviewed her corrections to the minutes.

Dr. Rhein moved the Board approve the June 20, 2013, Joint Finance Committee and Board of Directors meeting minutes as amended. Seconded by Dr. Levitt. *The motion passed unanimously.*

TREASURER'S REPORT

May Financials

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending May 31, 2013. She 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 the delinquent accounts.

Mr. Secrest moved the Board accept the Treasurer's Report. Seconded by Dr. Levitt. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

2013 Road Reconstruction Recap

Mr. Paprocki stated included in the Board packet is a draft of the community email that he would like to send out to the community and post to the website. He explained there have been a number of questions regarding why the roadway project is necessary. He further stated that many of the residents were unaware of this project even though we have been working on it for years. He advised that he wrote this letter to promote the Association's position. The majority of comments received from the homeowners has been positive.

Ms. Ford stated that an explanation of the process would be valuable to the residents. Ms. Condon stated that it should be noted that this project is being done without special assessments.

Mr. Paprocki stated to thank the maintenance personnel for their assistance on this project there will be a BBQ on Friday afternoon.

Board Actions – Vehicle Acquisition

Mr. Paprocki requested to replace an existing vehicle with a 2013 Toyota Tacoma pick-up truck. He further stated this is a planned reserve expense of \$20,000. The total cost of the vehicle for license and documentation is \$21,999.16. This number will be reduced when the current vehicle is sold. The actual dollar adjustment will be determined based on the sale of the truck. This has been reviewed and recommended by the Finance Committee.

Dr. Levitt moved the Board approve the vehicle acquisition of a 2013 Toyota Tacoma pick-up at a total cost of \$21, 999.16. Seconded by Dr. Rhein. *The motion passed unanimously.*

Computer Replacement, Camera Order, Dodge Dakota and July Meeting

Mr. Paprocki reported that an accounting office computer failed and was replaced.

Mr. Paprocki reported that Safeguard has ordered the new cameras.

Mr. Paprocki stated there is opportunity to acquire a 2011 Dodge Dakota that is in good shape at an excellent price to replace the 2001 F150. He further stated that he is requesting Board authorization to negotiate on behalf of the Association and then come back to the Board for approval. Discussion ensued regarding this request. It was noted that this truck is used and would not include a warranty. Dr. Levitt stated he felt when the Association needs equipment it should be purchased new with a warranty.

President Katz moved for Board authorization to pursue replacing the 2001 F150 with the 2011 Dodge Dakota. Seconded by Ms. Condon. *The motion failed by a vote of 2 (two) to four (4) with Ms. Ford, Dr. Rhein, Mr. Allen, and Mr. Secrest dissenting.*

Mr. Paprocki requested that the July Board meeting be changed to July 31st or August 1st. Discussion was held. The consensus was to skip the July meeting and the next meeting would be held on August 22, 2013.

Mr. Paprocki reported that he attended a meeting regarding the 2013 legislation changes that impact HOAs. He provided an overview of the proposed changes.

COMMITTEE REPORTS

President Katz noted the Committee reports were included in the Board packet for Board members review and comment.

DISCUSSION/ NEW BUSINESS

Ms. Condon expressed her dismay that the community has several different shades of lighting in the common area. Mr. Paprocki advised that some of LED lamps had failed and the new lamps are to be replaced by the contractor, who was notified of the matter.

Mr. Allen inquired if there is a policy regarding the guards at the front gate parking their junky cars by the guardhouse. He stated that he felt they should be parking in the parking lot. Paprocki stated he will instruct gate personnel to park in the Community Center parking lot.

ADJOURNMENT

The meeting adjourns at 7:56 p.m.