

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
August 22, 2013**

**APPROVED MINUTES**

**PRESENT:** Edward Katz, President  
Nancy Ford, Treasurer  
Lee Secrest, Secretary  
Don Levitt, Director  
Leroy Rhein, Director

Lori Condon, Vice President (Absent)

**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.

**MINUTES**

**August 22, 2013 Board Meeting**

Katz requested a motion that the Board approve the August 22, 2013, Board of Directors meeting minutes as presented. A motion was made and seconded. *The motion passed unanimously.*

**TREASURER'S REPORT**

**July Financials**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending July 31, 2013. She responded to questions and comments from the Board members regarding the financials. Paprocki updated the Board on accounts receivable and responded to questions. Mr. Secrest moved to accept the Treasurer's report, seconded by Dr. Levitt. *The motion passed unanimously.*

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki provided the committee with an update on the poor pool clarity from August 4 – August 17<sup>th</sup>. Paprocki detailed the methods utilized in order to bring the water back to normal clarity and condition. Additionally, Mr. Paprocki spoke to the committee regarding palm tree maintenance compliance in the community, indicating that 61 homeowners received palm tree non-compliance letters, while several 10-day notices had been sent. Mr. Paprocki requested the Board approve a \$150 fine initially for palm tree non-compliance, and after 30 days, increase the fine amount per our guidelines. If necessary, deactivate access devices in order to gain compliance.

Paprocki updated the committee on the presentation of the 2014 Operating Budget and the 2014 Roadway Expenses and General Reserve Expenses which are to be presented to the Finance Committee at a special meeting in September. Following, a special meeting with the Board of Directors will be scheduled to present and discuss the 2014 Budget and Reserve Expenses, and will then be placed on the Board's agenda in September or October for approval.

### **Board Actions**

#### **Nomination and Elections Committee – New Member Appointment**

The Board approved Nomination and Election Committee member appointment of Carol Dolohanty, Michael Cavanaugh and Eugene Evans. They will join current members Steve Lipps and Cary Weissman, who are serving their second year term. A motion was made to approve the new member appointment, seconded and *passed unanimously*.

#### **Architectural Committee – Turf to Desert Compliance Bond Language**

The Architectural Committee recommended a language change regarding the turf to desert compliance bond. Discussion ensued regarding the necessity of this change. *The motion failed by a vote of 5 to 1.*

#### **Tennis Court Repairs – Crack Repair and Resurfacing**

A motion was made to approve a bid from Sunland Asphalt to perform tennis court crack repair and resurfacing on tennis courts 3, 4 & 5. The cost of this Reserve expense is \$16,905.67. A motion was made by Dr. Levitt to approve the repairs and seconded by Ms. Ford. *The motion passed unanimously.*

#### **Community Center A/C Replacement**

Mr. Paprocki indicated that the Community Center AC unit failed and was replaced by AHR Mechanical. The cost was \$3,714.00. Mr. Paprocki stated that this was a Reserve

expense. A motion was made by Mr. Secrest and was seconded by Dr. Levitt. *The motion passed unanimously.*

### **Community Center Pool – Auto Pilot Chlorinator Control**

Mr. Paprocki explained that the auto pilot control malfunctioned and needed to be replaced. Mr. Paprocki contacted the original manufacturer who assisted in the installation of the product and who currently is making the same product. A replacement unit was provided by Pool Supply World. The cost was \$5,57.99, including tax and shipping. It will take approximately 10-12 working days prior to shipping. A motion was by Mr. Rhein and seconded by Mr. Secrest. *The motion passed unanimously.*

### **COMMITTEE REPORTS**

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

### **ADJOURNMENT**

With no further business, a motion was made by President Katz, who moved the Board to adjourn. The motion was seconded by Dr. Levitt. *The motion passed unanimously.*