

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 26, 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.

**PRESIDENT'S REPORT**

President Katz reported that it has come to his attention this past week that a former resident is spreading the false rumor that the Board invested \$100,000 and lost it all and the dues would be raised substantially because of it. Residents should contact the Board or the Executive Director with their questions.

President Katz requested that the October and November meeting dates be moved up one week. Mr. Rhein suggested the December meeting date be moved up one week as well.

Dr Levitt moved that the Board change the next three meetings dates as follows: October 17, 2013, November 21, 2013 and December 18, 2013. Seconded by Mr. Rhein. *The motion passed unanimously*

**MINUTES**

**August 22, 2013 Board Meeting**

Dr. Levitt moved the Board approve the August 22, 2013, Board of Directors meeting minutes as presented. Seconded by Mr. Rhein. *The motion passed unanimously.*

## **September 19, 2013 Joint Meeting Finance Committee and Board**

Ms. Condon requested the September 19<sup>th</sup> minutes be amended to reflect that she was present.

President Katz requested the September 19<sup>th</sup> minutes be amended to reflect Ms. Ford as Treasurer of the Board and Chair of the Finance Committee.

Mr. Rhein moved the Board approve the September 19, 2013, Joint Finance Committee and Board of Directors meeting minutes as amended. Seconded by Dr. Levitt. *The motion passed unanimously.*

### **TREASURER'S REPORT**

#### **August Financials**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending August 31, 2013. She advised that she reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Ms. Ford reported the Finance Committee had a discussion regarding the fixed income account and whether they need to rethink that particular account in light of the existing interest rate, so one of the committee members is putting together an analysis. She further reported that they will be looking at the entire picture and will present their plan at the October meeting.

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**

Mr. Paprocki reported that the Mutual of Omaha account is over the FDIC insured amount and he would like clarification if he can move the uninsured funds to another institution that has an existing Stonegate account. The consensus was the funds should be moved.

Mr. Paprocki reported a meeting is scheduled on October 3, 2013, to provide employees with information regarding the Affordable Health Care Act.

### **Stonegate Circle Update**

Mr. Paprocki provided an update on the roadway repairs done on Stonegate Circle. He reported in response to a complaint from a Vintage resident on the quality of workmanship and ride quality. He met with Sam Baker and drove Stonegate Circle and Palomino East several times with him, making comments on what was wrong with the roadway. He advised the items were roughness of the cold joints, two sizable indentations (birdbaths), and smoothness issues shown by roadway stripping. He further advised that he contacted Tom McDonald, PMIS, the Project Manager and Bob Forsythe, a consultant who was used to determine roadway conditions. Both have inspected the roadway. He noted that he requested written reports to be submitted based on the information provided. He further noted that Tom McDonald has submitted a report. Bob Forsyth has requested the job scope and specifications prior to writing his report, but he did indicate the roadway is rough in some areas but does meet the standards used by the city of Scottsdale. He stated the he has not heard back from the City Inspection after having left several messages. He inquired how the Board wishes to proceed with this matter. It was suggested inviting this homeowner to attend the meetings.

### **Tamarack Resident Enforcement Complaint**

Mr. Paprocki advised that a resident who was cited with a violation on parking in the guest spaces and who continues to do so after being fined by the Board, feels he is being singled out. He further advised that the exchange of emails is included in the Board packet. He added the Community Association has received complaints from neighbors.

### **Tamarack Resident's Suggestion on East Gate Operations**

Mr. Paprocki reported that in the Board packet is the email received from a resident regarding his suggestion on the East Gate Operations. He further reported the resident is suggesting that the Stonegate sign be removed from the East Gate entrance and with this sign removed or re-titled Residents only or Private Entrance this would eliminate the confusion from vendors and visitors and help eliminate the dangerous traffic backups at the East Gate. He stated this matter was discussed several months ago by the Physical Property Committee and they concluded that change was not necessary. Discussion ensued regarding this issue. It was suggested that moving the Stonegate monument sign might make sense. It was further suggested that a recommendation be brought to the Board next month regarding this issue.

### **Regal Resident Email**

Mr. Paprocki reported that in the Board packet is the email exchange regarding the inspection of a property relating to landscaping. He further reported based on his last communication he was satisfied with his response.

## **Landscape Maintenance Update**

Mr. Paprocki reported the winter landscape transition has begun, scalping has been completed, the irrigation system is being checked, over-seeding will occur on Monday, October 7<sup>th</sup> and winter annuls have been ordered.

## **Salt Water Chlorinator Controller**

Mr. Paprocki advised that the salt water chlorinator controller has been ordered but not received. He further advised that the pool condition is good.

## **BOARD ACTIONS**

### **2014 Operating Budget**

Mr. Paprocki requested the Board approve the 2014 Operating Budget. He advised the General Reserve Study will be submitted to the Board at the October meeting.

Mr. Rhein moved that the Board approve the 2014 Operating Budget. Seconded by Dr. Levitt. *The motion passed unanimously.*

### **2014 Roadway Budget**

Mr. Paprocki requested the Board approve the 2014 Roadway Budget.

Ms. Ford moved the Board approve the 2014 Roadway Budget. Seconded by Dr. Levitt. *The motion passed unanimously.*

## **COMMITTEE REPORTS**

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

Ms. Condon expressed her concern that the LED lamps that have failed have not been replaced. Mr. Paprocki explained that the LED lamps that were purchased through an APS contractor have failed and are in the process of being replaced. The 300 out of 400 lamps, which have failed, have done so due to water leaking into the fixture. The replacement lamps will be waterproof. The contractor will replace all of the lamps. Dr. Levitt advised that the contractor has requested 90 days to replace the bulbs.

Ms. Condon inquired if the Association should take legal action against the contractor. Mr. Paprocki advised that would be an Executive Session topic. The consensus was to allow the contractor time to remedy this situation before legal action would be considered.

Mr. Paprocki requested Board approval for the catering for the Stonegate Holiday Party on Thursday, December 12, 2013 for \$4,875.00.

Mr. Secrest moved the Board approve the catering for the Stonegate Holiday Party on Thursday, December 12, 2013 for \$4,875.00. Seconded by Mr. Rhein *The motion passed unanimously.*

Mr. Secrest reported the Architectural Review Committee reviewed the “recommended color list”. Eighty-five colors were removed from the “recommend list”.

### **ADJOURNMENT**

Dr. Levitt moved to adjourn the meeting at 7:10 p.m. Seconded by Mr. Rhein. *The motion passed unanimously.*