

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
APRIL 24, 2014**

Approved Minutes

PRESENT: Edward Katz, President
Don Levitt, Vice President
Nancy Ford, Treasurer
David Allen, Secretary
Jean-Claude Moreau, Director
Cary Weissman, Director

ABSENT: Leroy Rhein, Director

STAFF: Larry Paprocki, Executive Director
Stephanie Castiglia, 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 Katz introduced the new employee Stephanie Castiglia who is present this evening and will be operating the audiovisual equipment.

MINUTES

March 20, 2014 Board Meeting

March 30, 2014 Election of Officers Board Meeting

President Katz reviewed his corrections to the minutes.

Ms. Ford moved the Board approve the March 20, 2014, Board of Directors meeting minutes as amended. Seconded by Dr. Levitt. *The motion passed unanimously.*

Mr. Moreau moved the Board approve the March 30, 2014, Board of Directors meeting minutes as presented. Seconded by Dr. Rhein. *The motion passed unanimously.*

TREASURER'S REPORT

March Financials

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending March 31, 2014. 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.

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

Mr. Paprocki reported there was an unplanned reserve expense. He further reported after the shrubs and bushes were trimmed down the common walls did not look so good and they immediately started painting the walls. The painting is being done in-house. The paint material cost is estimated to be \$7,500-\$10,000. The Finance Committee requested labor cost be included in the projected expense. Mr. Paprocki estimated labor would be \$10,000 to 12,500 for a total cost of \$22,500. He requested the Board approve this as an addition to the Reserve Budget.

Mr. Allen stated that because this is a significant amount of money, he would think at the very least an email could have been sent to the Board members prior to proceeding with this project. Ms. Ford explained that this painting project got more expensive than expected because a lot more paint was needed than they originally thought. Mr. Paprocki stated he would send an e-mail to the Board making them aware of future situations.

Mr. Weismann moved that the Board approve the addition to the Reserve Budget of \$22,500 for the common wall painting. Seconded by Mr. Moreau. *The motion passed unanimously.*

Mr. Paprocki provided information on the additional work that the roadways will require resulting in the request to increase the Roadway Reserve budget.

Ms. Ford moved that the Board approve a Roadway Reserve Budget increase of \$5,850.00 to cover the additional work required. Seconded by Dr. Levitt. *The motion passed unanimously.*

Mr. Allen moved the Board accept the Treasure's Report. Seconded by Dr. Levitt. *The motion passed unanimously.*

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki provided an update on Phase II of the on-going landscape project. He reported the plant removal project and the turf and drip irrigation project are completed. He further reported shell rocks will be added and plants (desert and semi-arid) will be

installed. He added that the electrical wiring is scheduled to be replaced and the light fixtures to be relocated.

President Katz read an email from Dr. Lee Rhein requesting the Board consider speeding up the landscaping on Stonegate Circle to the East Gate to create a finished elegant look. Discussion ensued regarding this matter. The Board directed Mr. Paprocki to instruct the Finance Committee to look into the financial aspect of this request and report back to the Board.

Mr. Paprocki reported the roadway contract has been signed and we are waiting to receive a work schedule. He further reported that community emails and postings would begin in May notifying homeowners of the roadway work. He advised that included in the financial package under Reserve Report is the cost of the additional work in the Reserve subdivision.

Mr. Paprocki provided an update on the pool equipment renovation noting that the new heater was ordered and a \$15,000 down payment was required. He reported that all of the equipment has been ordered and will be delivered before the project begins on Tuesday, May 27th. He further reported that the pool and spa will be drained and surface work will be performed.

Mr. Paprocki reported work on Tennis Courts 3, 4 and 5 will begin on Tuesday, May 27th and expected work time is 4 to 5 days. He further reported afterwards, Tennis Courts 1 and 2 repairs and resurface work will begin and the expected work time is 3 or 4 days.

Mr. Paprocki provided an update on the 112th Street Equestrian Trail tree removal project. He reported letters were mailed to eight abutting homeowners along the trail regarding possible tree removal seeking their input. He further reported that five of the homeowners contacted SCA to schedule individual meetings at their properties. Four of the homeowners understood the reason for the trees to be removed due to the wall being damaged. One homeowner requested the tree not be removed and was advised they would have to sign a hold harmless to SCA and they would be responsible for future wall repairs. They agreed to the tree removal adjacent to their property.

Mr. Paprocki stated the bid to remove the nine trees was \$5,400. He further stated he recommends removal before further structural wall damage can occur. He advised that he solicited a wall repair bid from the contractor who repaired the Windemere entry wall. They conducted a side inspection and determined six areas needed to be repaired. He further advised the bid was in the amount of \$8,400.00. Both of the expenses would be operating unplanned budget expenses.

Dr. Levitt moved the Board approve \$5,400 to remove 9 trees and \$8,400 to repair the walls. Seconded by Ms. Ford. *The motion passed unanimously.*

Mr. Paprocki reported that Communication Services Coordinator, Deena Goldstein has submitted her resignation so she can work with her husband in promoting his growing

business. He further reported in her tenure with SCA, major improvements have been made to our Website, community e-mail and social event planning.

Mr. Paprocki stated two applicants for the Communication Services Coordinator have been scheduled for interviews on Monday, April 28th. He stated that he would like to thank Mike Flamer for his assistance in placing this opening on his job locator websites and assistance with screening the applicants.

Mr. Paprocki reported the Spring Fling would be held Sunday, April 27th from 11:00 a.m. to 2:00 p.m.

Mr. Paprocki provided an update on the Regent homeowner's sidewalk repair. He responded to questions and comments from the Board members regarding this issue.

Mr. Paprocki reported that he met with Centurylink representatives regarding the office phone system and high-speed Internet. Discussion ensued regarding this issue with Mr. Paprocki stating that Internet speed needs to be increased. Mr. Paprocki stated he would contact Cox to determine what they can provide to Stonegate as well.

BOARD ACTIONS

Committee member Appointments

President Katz requested this matter be withdrawn.

COMMITTEE REPORTS

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

President Katz reported that the Health Fair was a success.

President Katz advised a letter was received from a homeowner thanking Mr. Paprocki for helping with gate access. Discussion ensued regarding why gate access works in some cars and not others.

NEW BUSINESS

President Katz reported last year the Board did not have a meeting in July. Discussion ensued and the consensus was to cancel the July Board meeting.

ADJOURNMENT

Mr. Moreau moved the Board adjourn at 7:15 p.m. Seconded by Mr. Weissman. *The motion passed unanimously.*