

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 23, 2014**

**APPROVED MINUTES**

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

**STAFF:** Larry Paprocki, 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.

**MINUTES**

**August 28, 2014 Board Meeting**

Ms. Ford reviewed her corrections to the minutes.

Mr. Moreau moved the Board approve the August 28, 2014, 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, 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.

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

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki requested the Board hold an executive session at the conclusion of this meeting to discuss a personnel contract matter.

Mr. Paprocki reported that the CO2 application and plan has been submitted to the City of Scottsdale. He further reported the original plan was redlined by the City and a second draft with additional information was required by the City. He provided information on the proposed wall that is required to conceal the tank. He reported there will be additional unplanned costs associated with the CO2 tank. He advised that a CO2 monitor display will be installed on the inside and outside of the equipment room. He further advised that he is in contact with the Fire Department inspector and the Planning Review to ensure all information and questions are answered prior to re-submittal. The re-submittal does not need to go through Design Review but can be submitted for over the counter review which means the permit can be issued the very same day. He responded to questions and comments from the Board members regarding this application.

Mr. Paprocki stated included in the Board packet is the 2015 Operating and Reserve Budget Draft. He further stated this information is to be reviewed to better assist the Board members in their preparation for the upcoming joint meeting between the Board of Directors and the Finance Committee. The meeting has been scheduled for Thursday, October 2<sup>nd</sup> at 4:00 p.m.

Mr. Paprocki provided a brief overview of the following documents:

2015 Operating Budget Draft  
2015 General Reserves (Hughes Reserves & Assets)  
2015 10-Year Roadway Plan (PMIS)  
Updated Property Transfer Fees Impact on the Assessments

Mr. Paprocki responded to questions and comments from the Board members regarding the documents.

President Katz complimented Mr. Paprocki on the excellent job he did providing the Board with a realistic explanation of these documents.

Mr. Paprocki reported that a Belcourt home has two storage units parked in the driveway. He further reported that this house suffered a major flood leak within the house that ruined the flooring and drywall. He advised this occurred several months ago but there have been delays in ordering and receiving the new products. He further advised that the property owner submitted the storage units to the Architectural Committee for review. Discussion ensued and the consensus of the Board was that the storage units are not a

problem and the property owner is not avoiding responsibility but the project is taking longer than expected.

Mr. Paprocki reported that the turf-scalping project for winter grass started today and should be completed on Thursday. He further reported that the water was turned off and the turf removal plan for the three islands at the East Gate will begin after the scalping of the turf. The turf area will be converted to granite to prevent overspray.

Mr. Paprocki advised that the new drinking fountain will be delivered this week and installed next week. He further advised this purchase was an unplanned operating expense.

Mr. Paprocki advised there was a glitch with the Arizona Department of Revenue quarterly report for the second quarter. He further advised that the payroll company was on top of this issue and contacted the Arizona Department of Revenue to advise them of the problem and that payment had been made.

Mr. Paprocki reported that there is a mistake on the property taxes regarding the amount owed on the small tract of land by the community center. He provided information on what he is doing to ensure this mistake gets corrected.

Mr. Paprocki reported the next regular Board meeting is scheduled for Thursday, October 16, 2014. The November meeting is scheduled for Tuesday, November 25<sup>th</sup>. He further reported that there should not be the need to hold a December meeting.

## **BOARD ACTIONS**

### **Holiday Catering Contract**

Mr. Paprocki stated the Stonegate Adult Holiday Party is scheduled for Thursday, December 11<sup>th</sup> from 5:30 to 8:00 p.m. He further stated that the Arizona Culinary Institute who catered last year's holiday party will cater the event this year.

President Katz stated there is a request for Board approval for the Holiday Catering Contract at a total cost of \$5,125.00.

Ms. Ford moved the Board approve the Holiday Catering Contract of \$5,125.00. Seconded by Mr. Weissman. *The motion passed unanimously.*

## **COMMITTEE REPORTS**

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

A brief discussion was held regarding the Architectural Committee report.

## **ADJOURNMENT**

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