

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
MARCH 26, 2015**

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

CALL TO ORDER

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 5:30 p.m., noting the presence of a quorum.

MINUTES

February 26, 2015 Board Meeting

Ms. Ford reviewed her correction to the minutes.

Dr. Levitt moved the Board approve the February 26, 2015, Board of Directors meeting minutes as amended. Seconded by Mr. Moreau. *The motion passed unanimously.*

TREASURER'S REPORT

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending February 28, 2015. She advised that she has 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.

President Katz commended Mr. Paprocki on the great job he has done managing the delinquent accounts.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki provided background information on Mountain View Estates Parcel 12 and 12 A. He reported Parcel 12A was annexed out of Stonegate master plan during transition from developer control to homeowner control. However, a plat and tract declaration existed prior to the annexation of Parcel 12A. The property owner of Plat 12A Lot 1 is requesting the landscape tract shown on the plat be transferred into their name per the tract declaration since it was not dedicated to the City of Scottsdale. The tract in question was transferred to Stonegate Community Association. He further reported the homeowner is willing to reimburse Stonegate Community Association for all cost incurred including legal counsel review of the matter. He advised that he is requesting Board authorization to have legal counsel review the matter and if necessary to prepare the necessary documents to transfer the landscape tract in question to the homeowners of Parcel 12A Lot 1.

Mr. Paprocki responded to questions and comments regarding Mountain View Estates Parcel 12 and 12 A.

In response to a question from Mr. Weissman, Mr. Paprocki stated the homeowner wishes to stable horses behind their home which is permitted in Paradise Heights neighborhood. He further stated that the closest Stonegate resident is a substantial distance away.

Mr. Allen expressed his concerns regarding the potential impacts to Stonegate residents and them being unhappy. Mr. Paprocki stated that three properties would potentially be affected. Discussion ensued and the consensus was to retain an attorney for legal advice on this matter only after the homeowner pays the money up front to retain the attorney. The Board also requested that the Association communicate with the adjacent properties by letter and a meeting after the documents have been reviewed by an attorney.

Mr. Allen moved that the Board authorize the Executive Director to find out the costs associated with retaining an attorney to provide legal advice regarding this matter. The attorney may only be retained after the homeowner has paid the costs to retain the attorney. The attorney shall provide advice and no further action shall be taken until this matter is brought back to the Board. Seconded by Ms. Ford. *The motion passed unanimously.*

Mr. Paprocki reported that the H.O.A. Condominium/Planned Community Addendum Form has been adopted by Scottsdale Board of Realtors. This is being sent when a listing agreement is entered into with a seller. He further reported in the past, this information

was provided to the title company when the property went into escrow. He advised that agents were giving incorrect information on their listing to perspective buyers that created a problem. Since a seller can elect to change their listing agent, Stonegate Community Association can expect to complete the form several times for the same property. He stated that he would suggest an administrative fee be established to cover staff time to complete the form and to be paid by the listing agent. He further stated that this information can be obtained on Stonegate Community Association's website at no cost by the listing agent.

The Board discussed this issue and the option of charging an administrative fee to complete the form. The Board also discussed whether the Association would assume any liability by signing the form. The consensus of the Board is to tell the Real Estate Agents to go the website and print out a copy for free.

Mr. Paprocki reported that they have signed a lease agreement with Pitney Bowes that will save the Association money.

In response to a question from President Katz, Mr. Paprocki provided updates on the status of the Cox Agreement, Roadway Project bids and overturn of the Architectural Committee's denial vote to allow Retreat Lot 70 be approved for their new front door.

COMMITTEE REPORTS

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

President Katz stated that it has been a good tour of duty and he appreciates all of the Board members.

In response to a question from Mr. Allen, Mr. Paprocki provided information on what he will do to address the pallet of tiles in front of one of the homeowner's house.

ADJOURNMENT

Dr. Rhein moved the Board adjourn at 6:30 p.m. Seconded by Mr. Allen. *The motion passed unanimously.*