

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
APRIL 23, 2015**

APPROVED MINUTES

PRESENT: Don Levitt, President
David Allen, Vice President
Nancy Ford, Treasurer
Lori Condon, Secretary
Leroy Rhein, Director
Tom Schaefer, Director
Cary Weissman, Director

STAFF: Larry Paprocki, Executive Director
Stephanie Castiglia, AV

CALL TO ORDER

President Levitt 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

**March 26, 2015 Board Meeting
March 26, 2015 Annual Meeting
March 26, 2015 Election of Officers Meeting**

Mr. Schaefer and Ms. Ford reviewed their corrections to the minutes.

Ms. Ford moved the Board approve the March 26, 2015, Board of Directors meeting, March 26, 2015 Annual Meeting and March 26, 2015 Election of Officers meeting as amended. Seconded by Ms. Condon. *The motion passed unanimously.*

TREASURER'S REPORT

Ms. Ford reviewed the Association financial statements, as prepared by the Association staff, for the period ending March 31, 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. Weissman moved the Board accept the Treasurer's Report. Seconded by Dr. Rhein. *The motion passed unanimously.*

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that the main reserve expenditures for 2015 include the roadway work, view fence painting, landscape enhancements, the purchase of pool furniture and repairs of tennis courts 6 & 7.

Mr. Paprocki provided information on possible new Maricopa County requirements regarding UV sanitizers for the pool and spa.

Mr. Paprocki reported at the last meeting, the Board authorized him to retain an attorney to provide legal advice, subject to the homeowner submitting a check to cover the estimated attorney fee. Mr. Paprocki reported he has received a check and had requested legal counsel to review the Plats for 12 & 12A, and the associated legal documents to determine ownership for Tract A on Plat 12A. The attorney's research indicates that the Tract A is still in the name of the developer so SCA does not have the authority to transfer the tract to the homeowner. Discussion ensued with Mr. Paprocki responding to questions.

Mr. Allen expressed his concerns regarding the potential impact to Stonegate residents and the possibility of them being unhappy. Mr. Paprocki stated that three properties could be affected. Discussion ensued regarding this issue. Mr. Paprocki stated that he would send a letter to the three properties and meet with them to discuss what is being requested and the potential impacts.

Mr. Allen stated Mr. and Mrs. Gosselin have met with the Board, and have requested that they be granted a variance from the CC&R restriction of having no more than two dogs, set forth in Article 3, Section 3.17, and they be allowed to continue to have three dogs at their premises. The Board has also met with Mr. Ducrocq, the neighbor of Mr. and Mrs. Gosselin, regarding his request that the Board enforce the two-dog limitation and compel Mr. and Mrs. Gosselin to remove one of their three dogs from the premises. The Board has considered the statements of all parties, and has taken into consideration the fact that one of the three dogs owned by Mr. and Mrs. Gosselin, a Jack Russell, has a medical condition that will shorten its life and requires special attention. Enforcement of the two-dog restriction would cause the Jack Russell to have to be put down prematurely. The other two dogs, which are blue heelers, are younger and in good health, although one of the Blue Heelers is deaf.

Mr. Allen moved the Board grant the requested variance, subject to the following conditions:

1. At such time as any of the three dogs die or for any reason is removed from the premises, the variance shall immediately expire, and no more than two dogs shall there after be kept at the premises.
2. Mr. and Mrs. Gosselin shall use their best efforts to keep the dogs from barking. Such efforts shall include, without limitation, (a) keeping their "doggy door"

locked during the hours of 8:00 pm to 8:00 am; (b) training their dogs; and (c) installing and maintaining exterior cameras and microphones to monitor the barking of the dogs.

3. At no time shall any of the three dogs be allowed outside of the premises without being on a leash.
4. If any of the foregoing conditions are violated, or if it is brought to the attention of the Board by Mr. Ducrocq, or any other neighbor, that there is excessive barking, upon confirmation of such violation of barking, the Board retains the right, at any time, in its sole and absolute discretion, to terminate this variance, and to compel Mr. and Mrs. Gosselin to immediately remove one of the dogs from the premises.

The granting of Variance does not waive the other restrictions found in Article 3, Section 3.17 titled Animals, specifically noise nuisance.

Seconded by Ms. Ford.

President Levitt suggested amending the motion to reflect the “doggy door” should be locked from 8:00 pm to 7:00 am. The maker of the motion and second accept the amendment. *The motion passed unanimously.*

Mr. Allen requested that Mr. Paprocki send a letter with a copy of the variance motion to the homeowners and neighbor.

BOARD ACTIONS

Approval of new spa filter to replace the sand filter

Approval for a new cartridge for pool filter

President Levitt stated the Executive Director requests Board approval for a new spa filter to replace the sand filter and approval for a new cartridge for the pool filter at a total cost of \$4,965.83. The Physical Property Committee and Finance Committee reviewed this request and agree with the recommendation.

Mr. Schaefer moved the Board approve the purchase of a new spa filter to replace the sand filter and approval for a new cartridge for the pool filter at a total cost of \$4,965.83. Seconded by Mr. Weissman. *The motion passed unanimously.*

Approval of Pinnacle Paving for roadway work

Mr. Paprocki requested Board approval of Pinnacle Paving for roadway work. He reported that Pinnacle was the low bid and they have performed the work for the last two

years. He further reported the Physical Property Committee and Finance Committee recommend approval of Pinnacle's bid.

Ms. Ford moved the Board approve of Pinnacle Paving for the roadway work. Seconded by Mr. Schaefer. *The motion passed unanimously*

Approval of 2015 Committee Membership

Mr. Paprocki requested approval of the 2015 Committee Membership. He responded to questions and comments regarding the 2015 membership. A discussion ensued and the consensus was just to appoint the Board members to the Committees and leave the decision regarding the other members to the next meeting.

COMMITTEE REPORTS

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

Mr. Paprocki provided an update on the Cox transition for phone and internet services.

Discussion was held regarding the date of the next Board meeting. It was determined the next meeting would be held on Tuesday, May 26, 2015 at 6:00 p.m.

ADJOURNMENT

Mr. Allen moved the Board adjourn at 7:10 p.m. Seconded by Ms. Ford. *The motion passed unanimously.*