

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
AUGUST 27, 2015**

**APPROVED MINUTES**

**PRESENT:** Don Levitt, President  
David Allen, Vice President  
Nancy Ford, Treasurer  
Lori Condon, Secretary  
Cary Weissman, Director

**ABSENT:** Leroy Rhein, Director  
Tom Schaefer, Director

**STAFF:** Larry Paprocki, 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.

**RESIDENT'S FORUM**

Lee Secrest, Regent, reported that the grass in the common areas are distressed. The turf areas are blotchy, blighted and there are huge patches of dead dying grass. He further reported that he does not think the lawns should look like that and something should be done about the blight.

Discussion ensued regarding this issue and the following suggestions were made: The common areas may need more water. Take inventory of the blighted areas so they can determine what is causing the problem and take corrective actions in the spring.

Mr. Secrest expressed his concern regarding the broken lights and that the glass is not being picked up. This creates a safety hazard. He also expressed his concern that the maintenance crews in the trucks do not see this hazard.

President Levitt stated that we rely on the community to alert the Board of issues that exist in the community.

In response to a question from Mr. Weissman, Mr. Secrest advised, "that people in the community are afraid to bring these issues up because they are afraid of retribution". Mr. Secrest stated his last issue is that the walking paths are not being cleaned.

President Levitt thanked Mr. Secrest for coming to the meeting.

## **MINUTES**

### **June 25, 2015 Board Meeting**

Ms. Ford moved the Board approve the June 25, 2015, Board of Directors meeting, minutes as presented. Seconded by Ms. Condon. *The motion passed unanimously.*

## **TREASURER'S REPORT**

Ms. Ford suggested the Board review the Treasurer's Report on the Tablets.

President Levitt suggested that the Board have extra Tablets available for residents attending the meeting.

Ms. Ford stated in early July, Joan resigned as the Scottsdale Community Association accountant. She further stated that Lora Stacy has accepted the position as accountant. She reported that she does not have the July financials and will present the July and August financials at the September Board meeting.

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending June 30, 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.

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

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

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki provided information on the Group Health Benefits. He reported Starmark, our current health insurance carrier, proposed an 88% increase. He further reported that he requested all benefits be put out to bid as to determine market pricing and value. Meritus, a new provider offered competitive pricing and coverage to our existing benefits. Also it provided employees a choice of using a HMO or PPO plan. Based on cost of service, he is recommending Meritus be used as the 2015-2016 using the HMO or PPO plan. He stated that he is also recommending a change in our Dental provider from Principal to Guardian based on lower dental rates. He further stated Arizona Health Benefits supports the provider change without a reduction of services.

Mr. Paprocki responded to questions and comments from the Board members regarding the group health benefits.

Mr. Weissman moved the Board approve the 2015-2016 Medical Plan Meritus HMO/PPO and Guardian Dental Plan. Seconded by Ms. Condon. *The motion passed unanimously.*

Mr. Paprocki provided information on the Pinnacle Paving/Stonegate Circle Seal Coat. He stated as previously reported, the seal coat is failing after two years. He further stated that he has received an e-mail from Steve Young regarding his meeting with Seal Master and his recommended solution. He advised that the e-mail will be submitted to the Physical Property Committee for review.

Mr. Paprocki responded to questions and comments regarding this issue and the recommended solution. The consensus of the Board was that Pinnacle Paving is taking responsibility for the problem and willing to correct it. Mr. Allen suggested purchasing a bond in case this company goes out of business before the repairs are made.

Mr. Paprocki provided information on the proposed Safeguard Access Personnel three-year contract. He reported negotiations with Safeguard have resulted with a proposed contract being submitted for Board Review and approval. He further reported in 2016 the contract would increase by 1.54 percent, and in 2017 would increase by 1.37 percent with no increase in 2018.

Ms. Ford moved the Board approve the Safeguard Personnel Contract for Access Services from 2016 thru 2018 as follows:

- First year increase 1.54 percent.
- Second year increase 1.37 percent.
- Third year no increase.

Seconded by Mr. Weissman. *The motion passed unanimously.*

Mr. Paprocki provided information on the Kawasaki Mule Replacement. He reported the remaining EZ-Go is inoperable requiring a new motor. In 2012, Stonegate Community Association began transitioning from the EZ-Go to the Mule. Presently, Stonegate Community Association owns three mules. Replacing the EZ-Go with Mule completes the light vehicle transition. He further reported the bid received includes a five-year maintenance warranty. The total cost of the Kawasaki Mule with maintenance is \$9,821.22. He added this is a Reserve item and the expense was not included in the 2015 expenses.

Ms. Condon moved the Board approve the Reserve expenditure for the Kawasaki Mule with five-year maintenance warranty in the amount of \$9,821.22. Seconded by Ms. Ford. *The motion passed unanimously.*

Mr. Paprocki reported five residents have volunteered to serve on the Ad Hoc Committee that is charged with surveying the community to determine how Stonegate Community Association is meeting their current recreational needs and to assess future needs.

Ms. Condon stated that she would recommend that the Ad Hoc committee also survey the community regarding what types of events and or activities they would be interested in.

Ms. Ford moved the Board approve the Ad Hoc Committee to conduct a survey on future amenity and events for the community. The Committee will comprise of the following members:

Gene Evans  
Derek Fromm  
Bob Kennedy  
Sherre Phillips  
Alisa Taylor.

Seconded by Mr. Weissman. *The motion passed unanimously.*

Mr. Paprocki provided information on the towing issue. He reported the Stonegate Community Association legal counsel does not recommend the Stonegate Community Association begin a practice of towing vehicles unless it is a danger to the community. He further reported that he also checked with our insurance carrier on the matter and presently the Association does not have towing coverage. He advised if the Board wishes, he can seek out communities who have such a policy.

The Board discussed the on-street parking issues. The Board also discussed having overnight guests register and place a sticker in their vehicle.

Mr. Paprocki provided information on the damages to the East Gate. He reported in the last two weeks the East Gate has sustained damages. The first incident was from a driver using the turn around lane striking a concrete post, which caused an upheaval in the asphalt. The second was caused by a delivery carrier. He advised he is in the process of getting bids to submit to them and their insurance carriers.

In response to a question from Mr. Allen, Mr. Paprocki advised that the City of Scottsdale is three weeks behind on brush trash collection. The issue has been taken care of and collection will occur as regularly scheduled.

## **COMMITTEE REPORTS**

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

## **ADJOURNMENT**

Mr. Allen moved the Board adjourn at 7:45 p.m. Seconded by Ms. Condon. *The motion passed unanimously.*