

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 24, 2015**

**APPROVED MINUTES**

**PRESENT:** Don Levitt, President  
Lori Condon, Secretary  
Leroy Rhein, Director  
Tom Schaefer, Director  
Cary Weissman, Director

**ABSENT:** David Allen, Vice President  
Nancy Ford, Treasurer

**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.

**MINUTES**

**August 27, 2015 Board Meeting**

Mr. Schaefer moved the Board approve the August 27, 2015, Board of Directors meeting minutes as presented. Seconded by Dr. Rhein. *The motion passed unanimously.*

**TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending August 31, 2015. He advised that he has reviewed the bank statements and they are in order. He responded to questions and comments from the Board members regarding the financials.

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

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki reported that included in the Board packet is a sample parking/towing policy used by Shaw & Lines. He stated that it is his understanding that a member must

be given an opportunity to be heard by the Board before it can become a violation. Therefore, a 10-day notice letter must be sent, which allows the homeowner to be heard. If the homeowner complies by removing the vehicle, the Board must rule that it was a violation and the homeowner can be placed on notice. If the homeowner repeats the violation, the homeowner has already been given the opportunity to be heard and has been found in violation by the Board.

Mr. Paprocki explained that the Association would need to have a policy in place because towing is not covered in the CC&Rs.

Mr. Paprocki responded to questions and comments from the Board members regarding the proposed parking/towing policy that was submitted by legal counsel.

The Board also discussed that residents are entitled to have guest parking and suggested that guests be issued a parking permit.

Mr. Paprocki stated that he would revise the language in the proposed policy and present it to the Board for approval at a future meeting.

Mr. Paprocki provided an update on the resident's complaint regarding lawns in the common areas that are distressed. He reported Stonegate's turf area is comprised of 177,248 square feet or 4.06 acres. Approximately 4,000 square feet of turf is in severe stress and another 2,000 square feet of bare dirt located in shaded areas. As reported at the last Board meeting, August was the second hottest month on record for the average temperature. In 2016, the following steps can be taken:

- Reseed with new summer grass seed that grows in shaded areas.
- Increase summer fertilization to every four weeks.
- Lace trees to reduce canopies and shaded areas.
- Replace with new sod where required.

Mr. Paprocki stated if the Board agrees with the above recommendations, he can include the estimated costs in the 2016 budget.

Mr. Weissman moved that the Board approve funds not to exceed \$5,000 for the purpose of replacing the lawns in the common areas that are distressed. Seconded by Dr. Rhein. *The motion passed unanimously.*

Mr. Paprocki reported the lease on the Toshiba copier expires October 2015. Toshiba has been sent the required 30-day cancellation notice. He further reported he has been looking into a scaled-down small business copier that can meet the Associations needs. He added that if a favorable lease situation presents itself, the matter will be brought to the Board.

Mr. Paprocki reported that Halloween falls on Saturday this year. He further reported as in the past, he is contracting three Scottsdale Police Officers in two patrol vehicles to be on-site from 5:00 p.m. to 9:00 p.m.

Mr. Paprocki reported that a Saddleback resident has not trimmed their palm trees in their front yard. A special meeting of the Board may be required so the Board may take action in resolving this non-compliance issue.

Mr. Paprocki reported he received from Gryphon Roofing a proposal of \$1,550 to repair the East Gate porte-cochere damage from an accident. He reported that an insurance claim is being submitted to the commercial delivery carrier.

## **BOARD ACTIONS**

### **Approval of Pinnacle Paving Proposal to reseal Stonegate Circle**

Mr. Paprocki requested Board approval of Pinnacle Paving's proposal to reseal Stonegate Circle and Sections of Palomino East where seal coat is failing. This work will be done at no charge and will be done with the 2016 roadwork. He reported the Physical Property Committee and the Finance Committee recommend acceptance.

Dr. Rhein moved the Board approve Pinnacle Paving's proposal to reseal Stonegate Circle and Sections of Palomino East where seal coat is failing. This work will be done at no charge and will be done with the 2016 roadwork. Seconded by Mr. Schaefer. *The motion passed unanimously.*

### **Approval of PMIS 2016 Roadway Proposal**

Mr. Paprocki requested Board approval of the PMIS 2016 Roadway proposal. The proposal is \$7,600, which includes: \$5,900 for inspection and project administration and \$1,000 for updating the Master Roadway Plan, which includes pricing. He reported the Physical Property Committee and the Finance Committee recommend acceptance.

Ms. Condon moved the Board approve PMIS 2016 Roadway proposal for \$7,600, which includes: \$5,900 for inspection and project administration and \$1,000 for updating the Master Roadway Plan, which includes pricing. Seconded by Dr. Rhein. *The motion passed unanimously.*

### **Approval of Creative Man bid for painting Community Center interior**

Mr. Paprocki stated the Architectural Committee, Physical Property Committee and the Finance Committee recommend acceptance of the Creative Man bid for painting the interior of the Community Center at a cost of \$9,880.

Mr. Paprocki responded to questions and comments from Board members regarding the choice of paint color.

Dr. Rhein moved the Board approve the Creative Man bid for painting the interior of the Community Center at cost of \$9,880. Seconded by Mr. Weissman. *The motion passed unanimously.*

### **Approval of Creative Man bid for staining wood in Community Center**

Mr. Paprocki stated the Architectural Committee, Physical Property Committee and the Finance Committee recommend acceptance of the Creative Man bid for staining all woodwork, cabinets, doors, and some furniture pieces in the Community Center at a cost of \$15,130.

Mr. Paprocki responded to questions and comments from the Board members regarding the staining project in the Community Center.

Mr. Schaefer moved the Board accept the Creative Man bid for staining all woodwork, cabinets, doors, and some furniture pieces in the Community Center at a cost of \$15,130. Seconded by Mr. Weissman. *The motion passed unanimously.*

### **Approval of Holiday Catering Contract**

Mr. Paprocki requested Board approval of the Holiday Catering Contract. He stated based on 250 people, cost per person has increased \$1.50 due to an additional entrée and increase in food cost. The cost per person will be \$22.00 for 2015. The total cost for the 2015 Holiday Catering Contract will be \$5,500. He further stated this amount is within our budgetary constraints.

Ms. Condon expressed her displeasure that the menu is the same every year and felt the menu should be changed.

Dr. Rhein moved the Board approve the 2015 Holiday Catering Contract at a total cost of \$5,500. Seconded by Mr. Weissman. The motion failed by a vote of two (2) to two (2) with Ms. Condon and Mr. Schaefer dissenting and President Levitt abstaining.

President Levitt suggested the Board approve the catering contract with regards to the cost and number of people and instruct the Committee to provide the Board with two additional menu alternatives. Discussion ensued regarding this suggestion.

Mr. Schaefer moved the Board approve the 2015 Holiday Catering Contract subject to two menu alternatives being presented for Board approval. Seconded by Mr. Weissman. *The motion passed unanimously.*

### **DISCUSSION / NEW BUSINESS**

Mr. Weissman stated that in his subdivision there are many full-time rentals and he has observed that the landscaping of the homes is not being maintained to the community's standards. He further stated that he felt the Board should be aware of this situation

because it is important that the community maintains their home values. He added that he would suggest they determine how many renters there are in the community.

Mr. Paprocki advised that this matter must be handled equally and the Association cannot discriminate against renters so he would suggest looking at the entire community. Discussion ensued regarding the fact that this is an aging community and how to encourage property owners to revitalize their properties to enhance values. It was suggested that the Board members continue to think about this issue and discuss recommendations at next month's meeting.

## **COMMITTEE REPORTS**

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

Mr. Paprocki reported the newly formed Ad Hoc Committee met regarding the recreational amenities for Stonegate. He provided an overview of the Ad Hoc Committee's recommendation for the following amenities: Bocce Ball, Splash Pad, Restroom and Playground in the Retreat, and Workout room. He responded to questions and comments from the Board members regarding the proposed amenities.

Discussion ensued regarding the proposed recreational amenities. The Board discussed the survey should include the costs of each amenity and if an assessment increase would be required. It was determined that more information was needed.

The Board thanked the Ad Hoc Committee for all of their hard work creating this report.

Ms. Condon moved the Board accept the Ad Hoc Committee's report and requested additional details and hard numbers on the items 1-5 of the report. Seconded by Mr. Weissman. *The motion passed unanimously.*

Mr. Paprocki reported that a homeowner has installed artificial turf in their front yard and the Architectural Committee guidelines do not allow this. He further reported he is bringing this issue before the Board for discussion. The Board discussed this issue and will maintain the Architectural guideline that prohibits artificial turf in front yards.

## **ADJOURNMENT**

Ms. Condon moved the Board adjourn at 8:00 p.m. Seconded by Mr. Schaefer. *The motion passed unanimously.*