

**STONEGATE COMMUNITY ASSOCIATION
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
NOVEMBER 19, 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, Director
Stephanie Castiglia, AV

ALSO

PRESENT: Cordell Overgaard
Mike Stevens
Court Rich

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

Cordell Overgaard thanked the Board for the opportunity to discuss his concerns regarding the business that is being run out of a residential property next door to him. Mr. Stevens stated that he is a neighbor residing on Arabian Park Drive in the adjacent equestrian properties and he is opposed to a commercial business being run out of a residential property.

Court Rich, Zoning and Land Use Attorney, stated back in February of this year that lot changed owners and Mr. Overgaard who lives next door started seeing lots of cars and activities going on. After research, he learned that Hunkapi, which is a wellness center that provides holistic services, is being run on that property. He reviewed the type of services that are being provided on this property. He reported this property is zoned

single-family residential and is not zoned as a business property. He further reported that the owner's have submitted an application for a Conditional User Permit (CUP). He advised that these activities were occurring on this property before they submitted an application and the City issued a violation notice. He further advised that the entire street is against this request.

Mr. Rich responded to questions and comments from the Board members regarding this property.

Mr. Rich advised that he wanted to ensure that Stonegate is informed because the request for a CUP may have negative impacts to Stonegate. He further advised that this type of request could set precedence in Scottsdale that hurts everybody. He requested that Stonegate write a letter to the City of Scottsdale to encourage them to reject the CUP request by Hunkapi.

MINUTES

October 22, 2015 Board Meeting

Ms. Ford moved the Board approve the October 22, 2015, Board of Directors meeting minutes as presented. Seconded by Mr. Schaefer. *The motion passed unanimously.*

TREASURER'S REPORT

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending October 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. Paprocki provided an update on the delinquent accounts. He requested that an Executive Session be held after this meeting to discuss a delinquent account.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that the Group Health Care Coverage that the Board approved in September is under administrative review and they will be closing their doors effective December 31, 2015. He further reported he should get the bids back for the group insurance companies within the next 10 days and the Board will need to take action. He responded to questions and comments from the Board members regarding this matter.

Mr. Paprocki reported that he has reviewed all our documents regarding on-street parking, made some phone calls, and got the Rules Committee back together and he should have a draft for the Board to review by the next meeting.

Mr. Paprocki stated the Holiday Party is scheduled for December 10, 2015 from 5:30 to 7:30 p.m.

Mr. Paprocki reported that he has sent out a number of 10-Day Notice letters regarding transition to winter turf and on-street parking.

Mr. Paprocki requested an Executive Session be held after this meeting to discuss the VRBO legal action.

BOARD ACTIONS

Approval of 2016 Operating & Reserve Assessments

Mr. Paprocki stated the Finance Committee recommends a \$3.00 increase in the Operating assessment and a \$2.00 increase in the General Reserve assessment. The new assessment will be \$153.00 for operating and \$25.00 for Reserve, for a total assessment of \$178.00. This represents a 2.89 percent increase from 2015.

Mr. Schaefer moved the Board approve the 2016 Operating & Reserve Assessments as outlined above. Seconded by Mr. Weissman. *The motion passed unanimously.*

Approval of 2016 Roadway Budget

Mr. Paprocki reviewed the roadway projects for 2016 and requested Board approval.

Mr. Weissman moved the Board approve the 2016 Roadway Budget. Seconded by Dr. Rhein. *The motion passed unanimously.*

COMMITTEE REPORTS

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

Ms. Ford stated that she and Mr. Schaefer met with the Ad Hoc Committee regarding what the Board would like to see in the survey. She further stated that she felt the Committee understands the goal of the survey.

ADJOURNMENT

Dr. Rhein moved the Board adjourn into Executive Session at 7:00 p.m. Seconded by Mr. Allen. *The motion passed unanimously.*