

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
FEBRUARY 25, 2016**

**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, Administrative Assistant

**Also**

**Present:** Sophia Cogan, Regal

**CALL TO ORDER**

President Levitt called the meeting of the Stonegate Community Association Board of Directors to order at 6:09 p.m., noting the presence of a quorum.

**RESIDENT'S FORUM**

Sophia Cogan, Regal Lot 27, advised the Board that the Architectural Guidelines were not followed and they never received the disclosure form that required their signature regarding the structure currently being built on the adjacent lot. She stated that she felt that this structure decreases the value of their home and does not think it should be built that close to their home. She further advised the large garage is being built opposite the common wall. The pitched roof of the structure is a concern because rainwater could flood their property.

Mr. Paprocki updated the Board regarding the communication he has had with the Cogan's regarding this structure. Preliminary approval was given in 2014 based on a submitted site plan and a disclosure form that was signed by Lot 27. Final approval was given December 2015 based on site plan and elevation plans. The City of Scottsdale has also approved the freestanding garage addition. The Cogan's do not recall signing the disclosure form. Mr. Paprocki requested staff bring him Lot 28's application, disclosure form and plans so he could review the matter, prior to returning Lot 27's phone call.

During their telephone conversation, he discussed the project disclosing the signature on the form. He then returned the paperwork to staff to re-file. Several days later the Cogan's requested a copy of the signed disclosure form and when he requested the file, staff was unable to locate it. He added this matter was brought to the Architectural Committee at the February 17, 2016 meeting.

Ms. Cogan stated that her husband would not have signed the disclosure without consulting her. Ms. Ford advised Ms. Cogan that the Architectural form is a courtesy.

In response to a question from Mr. Allen, Mr. Paprocki stated the plans were approved by the City of Scottsdale and the structure has a permit.

Ms. Ford suggested that the Cogan's might want to have a conversation with their neighbor to try and mitigate any impact of the structure.

Ms. Cogan stated that they are very disappointed that they were the last to find out about this structure and they are seeking third party assistance to see what their rights are because of the big impact this structure has on their property.

In a response to a question from President Levitt, Mr. Paprocki advised that there are no violations on this structure and the heights and setbacks are based on the City of Scottsdale criteria and the Architectural Committee approval was based on aesthetics.

President Levitt thanked Ms. Cogan for coming before the Board to address her concerns and advised the Board will continue to discuss this matter and get back to her.

In response to questions from President Levitt, Mr. Paprocki stated that staff has spent approximately eight hours looking for the misfiled disclosure form.

Mr. Allen inquired if the homeowner of Lot 28 recalls giving the Cogan's notice. Mr. Paprocki stated that the homeowner recalls sending emails and is in the process of looking for them.

Discussion ensued and the Board members acknowledged the fact that they understood how upsetting the loss of a view can be but there is nothing the Board can do because the adjacent property owner has the right to build the structure. The Board would hope that the neighbors would work together to provide landscaping to soften the impact of the structure. The Board requested Mr. Paprocki send the Cogan's a letter advising them that the Board is unable to take any action.

President Levitt moved the Board direct Mr. Paprocki to send the Cogan's' a letter as indicated above. The motion passed by a vote of five to one with Ms. Condon dissenting.

## **MINUTES**

### **January 26, 2016 Board Meeting**

Ms. Ford reviewed her correction to the minutes.

Ms. Ford moved the Board approve the January 26, 2016, Board of Directors meeting minutes as amended. Seconded by Mr. Schaefer. The motion passed unanimously.

## **TREASURER'S REPORT**

### **2015-Year End Audited Financials**

Ms. Ford stated the January and February Association financial statements will be presented at the March Board of Directors meeting. She further stated that Butler and Hansen CPA have completed their fieldwork and the 2015 Audit has been completed and was presented to the Finance Committee at the joint meeting held on February 16, 2016. She responded to questions and comments from the Board members regarding the audit.

Mr. Schaefer moved the Board accept the Treasurer's report. Seconded by Ms Condon. The motion passed unanimously.

## **EXECUTIVE DIRECTOR'S REPORT**

### **Insurance Claim Update**

Mr. Paprocki reported the resident has not submitted any supporting documents, which would substantiate his claim. He further reported that he sent a letter requesting this documentation.

### **Property Assessment Lien**

Mr. Paprocki reported that he has drafted the lien to be filed on a delinquent account. He further reported that he would suggest the lien be reviewed by legal counsel, as his draft will be the template for future liens.

Mr. Allen suggested that Mr. Paprocki research which attorneys prepare this type of form. The consensus of the Board was to authorize Mr. Paprocki to spend up to \$500.00 for review of this document by legal counsel.

### **Recreational Area Incidents**

Mr. Paprocki reported on the weekend of February 13, 2016, in the community parking lot, an altercation occurred between a Belcourt resident and five youths (one Stonegate minor and four unidentified guests). The resident was attacked after confronting the minors about throwing rocks hitting his home from the parking lot. He further reported

that Scottsdale Police Department responded. The attackers were detained by SPD in Belcourt when they were walking towards the Belcourt resident's home. A police report was issued and it was not available as of Friday, February 19, 2016 when he called records to obtain a copy of the report.

Mr. Paprocki reported on Saturday evening, at approximately 9:00 p.m., he responded to complaints regarding behavior within the pool area. On his arrival, one SPD Officer was on-site and was joined by a second officer shortly afterwards. He further reported that he observed the situation, and requested the officers escort approximately 15 plus minors from the area. A second group was also asked to leave. Approximately 10 individuals were permitted to stay after they were identified and were being polite.

### **Pool Maintenance**

Mr. Paprocki reported that due to high TDS readings on the pool water, he is requesting the pool be closed for two days to partially drain the pool, refill, heat, and chemically balance the water. He further reported this work will make the chemicals used more effective.

### **East Gate Enhancement Update**

Mr. Paprocki reported the masonry work to construct one wall and to raise another is complete and stuccoed. Walls will be painted in two weeks to allow the stucco to cure. He further reported if painted too early, the lime in the concrete (stucco) will burn the paint causing it to peel. He added that the palm trees will be ordered for planting.

### **COMMITTEE REPORTS**

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

Mr. Paprocki reported that the Spring Fling has been rescheduled to Sunday, April 10, 2016. He further reported the Association has already received sponsorships for this event.

Mr. Paprocki advised the Social Recreational Committee is in agreement that proof of insurance must be presented by the Tennis Pros at Stonegate prior to giving lessons.

Ms. Condon stated that she is in favor of having a Food Truck picnic in September. Mr. Paprocki advised that the Committee was not big on the idea. Ms. Ford requested that Mr. Paprocki relay to the Committee that the Board loves the idea.

Mr. Paprocki provided information on the 10-day notice that was sent to a homeowner.

Mr. Paprocki requested feedback on the Ad Hoc Committee's letter regarding amenities. Ms Ford reviewed her changes to the letter. Discussion ensued and the suggestion was made to do an on-line survey using survey monkey.

Mr. Paprocki advised the Annual Meeting is scheduled for March 24, 2016.

## **ADJOURNMENT**

President Levitt moved the Board adjourn the meeting at 7:30 p.m. The motion passed unanimously.