

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
AUGUST 22, 2016**

APPROVED MINUTES

Present: Nancy Ford, President
Cary Weissman, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
Jim Bissonett, Director
Lori Condon, Director
Leroy Rhein, Director

Staff: Larry Paprocki, Director
Lora Stacy, Accountant

Also

Present: Scott Carpenter, Carpenter Hazlewood
Kate Merolo, Carpenter Hazlewood

CALL TO ORDER

President Ford called the meeting of the Stonegate Community Association Board of Directors to order at 5:00 p.m., noting the presence of a quorum.

CARPENTER HAZELWOOD PRESENTATION

President Ford stated that Scott Carpenter of Carpenter Hazelwood Attorneys at Law is the firm the Association has engaged to handle one claim. She further stated at the moment SCA is considering whether to use this firm as the Association's general legal counsel. She advised that because it is an open session she would not want to discuss any pending legal issues. She noted that Mr. Paprocki has met with these attorneys and invited them to attend this meeting to allow the Board to meet them and understand how they operate.

Mr. Carpenter provided background information on his legal career. He also provided information on the size of their law firm and how they work with their clients. He stated that he has met with Mr. Paprocki who has explained some of the recent legal issues. He responded to questions and comments from the Board members. Mr. Schaeffer moved the Board use Carpenter Hazelwood as the Association's general counsel. Seconded by Ms. Condon. The motion passed unanimously.

MINUTES

June 23, 2016 Board Meeting

Mr. Bissonett moved the Board approve the June 23, 2016, 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 July 31, 2016. 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.

Mr. Paprocki reported that Crown Castle, the company that has cell towers for providers on Stonegate property has not paid the August 2015 lease payment. He further reported that he would like authorization to send Crown Castle a letter stating Crown Castle is in default in an attempt to collect the past due payment. He responded to questions from the Board members regarding this issue. The consensus of the Board was to authorize Mr. Paprocki to send a collection letter to Crown Castle.

Mr. Bissonett moved the Board accept the Treasurer's report. Seconded by Mr. Weissman. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki provided an update on the Reserve Roadway projects. He reported that all of the seal coating has been done in Belcourt, Vintage and Heritage Court. He further reported that the roadway striping was done on Stonegate Circle and Palomino.

Mr. Paprocki provided an updated on the view fence repairs and painting. He reported it is anticipated that the view fence repairs and painting should be complete by the end of September.

Mr. Paprocki reported the East Gate Signage project is complete and he has received very positive comments. He further stated that the landscape project will start shortly and should be complete within a week.

Mr. Paprocki provided information on the three monsoon storms that occurred in a very short period of time in the community. He discussed the damage that resulted from the storms.

Mr. Paprocki provided information on the SCA winter turf conversion schedule for the common area.

Mr. Paprocki reported that he is sending the Community Center floor tile project out to bid. He further reported the intent is to keep the building open as much as possible during the installation. He stated from a remodeling standpoint, he would recommend remodeling the restrooms next and replace the toilets and faucets with energy efficient toilets and faucets.

Mr. Paprocki reported with regard to the annual palm tree trimming that the majority of the trees in the community are in compliance.

Mr. Paprocki reported that a 10-Day Enforcement Notice letter was sent to a homeowner regarding his use of guest parking. He advised that he would like Board approval to advise the homeowner if this issue is not brought into compliance he will be assessed the appropriate fines. He responded to questions and comments from the Board members regarding this homeowner's noncompliance.

Mr. Evans moved the Board direct Mr. Paprocki to advise the homeowner that he is not in compliance with the visitor parking guidelines and the appropriate fines apply. Seconded by Mr. Weissman. The motion passed unanimously.

Mr. Paprocki provided information regarding the recent act of vandalism that occurred in the community with eight cars in the community being egged.

Mr. Paprocki reported that the 2017 Roadway Plan is being worked on and it is his desire to have a draft plan before the Finance Committee and then have a joint meeting with the Board of Directors.

Mr. Paprocki reported that Regal Lot 27 has requested the Community financial statements for the last five years.

BOARD ACTIONS

Tennis Pro, Joshua Cooperman

Mr. Paprocki stated the Social/Recreational Committee is requesting Board approval of new Tennis Pro, Joshua Cooperman, replacing Carl Mickler who has relocated to Tucson. He further stated that Mr. Cooperman's resume was included in the Board packet.

Mr. Evans moved the Board approve the new Tennis Pro, Joshua Cooperman. Seconded by Ms. Condon. The motion passed unanimously.

Architectural Guidelines amendment for annual palm tree trimming

Mr. Paprocki stated the Architectural Committee requests Board approval to amend Architectural Guidelines regarding Annual Palm Tree Maintenance. President Ford requested the Board approve the amendment to the Architectural Guidelines regarding Annual Palm Tree Maintenance. Mr. Weissman moved the Board accept the amendment

regarding the Palm Tree Maintenance. Seconded by Mr. Bissonett. The motion passed unanimously.

COMMITTEE REPORTS

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

DISCUSSION / NEW BUSINESS

Mr. Paprocki stated that he has received information that the Department of Labor has hired auditors to collect penalties from employers that are non-compliant with the Affordable Care Act. He further stated that the Association is required to report on the health care benefits. He added they could hire a company to help the Association determine whether we are in compliance with the law and if we are not in compliance, how to comply. He responded to questions and comments from the Board members regarding this issue. The Board requested a representative from TASC attend the next meeting for a presentation and to answer questions.

ADJOURNMENT

Mr. Schaeffer moved the Board adjourn the meeting 6:40 p.m. Seconded by Mr. Weissman. The motion passed unanimously.