

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
JANUARY 25, 2017**

**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  
Catherine Bryson, Communications

**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.

**MINUTES**

**October 25, 2016 Board Meeting**

Ms. Condon and Mr. Weissman reviewed their corrections to the minutes.

Dr. Rhein moved the Board approve the October 26, 2016, Board of Directors meeting minutes as amended. Seconded by Ms. Condon. The motion passed unanimously.

**December 6, 2016 Executive Session**

Dr. Rhein moved the Board approve the December 6, 2016, Executive Session meeting minutes as presented. Seconded by Ms. Condon. The motion passed unanimously.

**TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending December 31, 2016. He advised that he has reviewed the

bank statements and they are in order. He further advised it is anticipated there will not be many changes to the pre-audit financials. He responded to questions and comments from the Board members regarding the financials.

Mr. Schaefer provided information on the 2017 updated operating budget. President Ford complimented the Finance Committee on a job well done.

Ms. Ford advised a joint meeting is scheduled for February 16, 2017 at 4:00 p.m. to discuss the audit.

Mr. Schaefer provided information on the impact of property transfer fees on Reserve assessments.

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

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki reported two requests were made for USTA play. He further reported a men's league will play on Monday nights at 7:00 p.m. beginning February 20, 2017 and a women's league will play on Sunday afternoons at 1:00 p.m. beginning in March. He advised that Stonegate residents are involved in the league play and matches are not scheduled for prime-time play. He further advised that hold-harmless release forms will be provided to the non-Stonegate players before play.

Mr. Paprocki reported the 2001 Ford pickup has been sold "as is" condition for \$500.00 and replaced with the 2017 Toyota Tundra at a total purchase price of \$37,818.43 with an adjusted total \$37,318.43. He further reported the new vehicle has been added to the SCA auto insurance policy.

Mr. Paprocki provided an update on the Crown Castle payment. He reported that the Crown Castle direct deposit enrollment form has been provided for monthly lease payment on the cellular towers with Stonegate. Paprocki will complete the form for direct deposit.

Mr. Paprocki reported the Nominations & Election Committee has certified that 195 proxies have been received for the upcoming Annual Homeowners' Meeting on March 23, 2017. He further reported the Annual Meeting requires 10 percent quorum, which is 92 members to be present or by proxies to conduct a duly called meeting.

Mr. Paprocki reported the Sippers Club will be holding its January and February events in the Community Center.

At the request of Ms. Condon, Mr. Paprocki explained when making the community center available for rental, if the event is open to the entire community then there is no charge but if it is a private event they will be charged.

Mr. Weissman stated that he was approached by a homeowner who wanted to use the community center for an employee luncheon and was told he would be charged \$350.00. He inquired if the community center is not being used why it cannot be rented for a lesser amount for smaller groups. He suggested developing a scale that would allow people to use the room for a few hours at a lesser amount. Discussion ensued and the consensus is to send this request to the Social Recreational Committee to prepare a recommendation for the Board's consideration.

Mr. Weissman moved the Board direct the Social Recreational Committee to develop a scale regarding charging for rental of the Community Center for different size groups. Seconded by Dr. Rhein. The motion passed unanimously.

Mr. Paprocki reported the City of Scottsdale hired Jim Thompson as its new city manager. He further reported that Mr. Thompson will begin his new duties on January 8, 2017. He stated Mr. Thompson has 20 years of experience as a city manager, previously holding that position in Casa Grande, Arizona, Bullhead City, Arizona, and Bothell, Washington. He further stated that it is his intent to introduce himself to Mr. Thompson and familiarize him with Stonegate and the Community Association.

Mr. Paprocki provided an update on the two party wall issues that have occurred with one involving Stonegate Community Association. He reported the developer planted Eucalyptus, Mesquite, and Palo Verde trees along the power corridor. Since transition, many of the trees that were planted too close to the masonry wall were removed over the years. He further reported that in Tamarack, a resident brought to his attention stair-step cracks. In his review of the matter, he noted three stumps in close proximity to the party wall. Based on his observation, he has obtained a bid for Stonegate Community to do the repairs. The second location is in Saddleback between two resident properties and is a shared party wall. He advised that he is working on a mutually agreed resolution regarding repairs. He further advised that he has requested a meeting with the masonry contractor to review the possible causes and to get a bid on the cost of repairs.

Mr. Paprocki reported with regard to Tamarack 10A64 Mr. Capital (investor) had delayed their winter rye turf transition until the property was in escrow. He further reported that other landscape issues were also addressed as a condition of transfer of the property. All work was done during escrow. He advised the new homeowners were happy.

Mr. Paprocki reported with regard to the Stonecreek 15001 rental property, winter turf was not installed until the owner was notified, and the work was done immediately.

Mr. Paprocki reported the Stonecreek 15011 property is listed for sale and the winter turf was not installed. The homeowner indicated that it would be done, but it has not been done. He further reported that he recommends the Board state this property is in violation of the year-round green turf requirement and waive the fine. If the property does not sell and this occurs again the fine would be reinstated and a second fine be issued.

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

Mr. Weissman moved the Board direct the Executive Director impose the fine in the amount of \$150.00 to the homeowner for failing to convert to winter turf. Seconded by Ms. Condon. The motion passed unanimously.

Mr. Paprocki reported the Vintage 67055 property homeowner has been regularly parking a Peterbilt tractor conversion to a monster size pickup truck in the driveway. He further reported that the resident responded to the 10-Day correspondence. He advised that the property was in escrow and the closing date was January 20, 2017. He further advised that he checked and the property is back on the market. He stated that he would recommend the Board state the parking of this vehicle is in violation and request the off Stonegate relocation of this vehicle and waive the fine if compliance is gained within 10 days from the date of notice.

In response to a question from Mr. Evans, Mr. Paprocki replied the rule regarding height and length of vehicles is they must be able to fit in the garage.

Mr. Paprocki responded to questions and comments from the Board members regarding this issue. The consensus of the Board was to table this matter because the homeowner is moving.

Mr. Paprocki requested the Board adjourn into executive session at the end of this meeting to discuss Vintage 67056.

## **BOARD ACTIONS**

### **HDA Tennis Court Architecture & Design**

Mr. Paprocki requested the Board approve the HDA tennis court architectural and design fee cost of \$8,500.00 with a supplemental of \$4,000.00 for unknowns.

Ms. Condon moved the Board approve tennis court architectural and design fee cost of \$8,500.00 with a supplemental of \$4,000.00 for unknowns. Seconded by Mr. Bissonett. The motion passed unanimously.

### **Tennis Courts 1 through 5**

Mr. Paprocki requests the Board approve a Reserve budget figure of \$346,618.00 for the reconstruction of tennis court 1 through 5 post tension concrete along with realignment of tennis courts 1 and 2 as outlined the proposal. He reported that Elite Sports Builders formally known as Sunland Asphalt Recreational Division has provided tennis court services for the past 20 years. He responded to questions and comments from the Board members regarding this request.

Mr. Evans moved the Board approve a Reserve budget figure of \$346,618.00 for the reconstruction of tennis court 1 through 5 post tension concrete along with realignment of tennis courts 1 and 2 as outlined on the proposal provided by Elite Sports Builders. Seconded by Dr. Rhein. The motion passed unanimously.

### **J & N Flooring contract for new flooring, counter tops and bathrooms**

Mr. Paprocki requests the Board approve J & N Flooring proposal contract for \$56,137.00 for new flooring, counter tops and bathrooms without fixture cost. He advised that the installation will be done in three stages.

Mr. Evans moved the Board approve J & N Flooring proposal contract for \$56,137.00 for new flooring, counter tops and bathrooms without fixture cost. Seconded by Mr. Bissonett. The motion passed unanimously.

### **Pinnacle Paving contract for roadway work**

Mr. Paprocki stated the Physical Property Committee requests the Board approve Pinnacle Paving for roadway work in the amount of \$684,939.00. He further stated Pinnacle Paving has done the prior years work in using fiber asphalt and their work has been exceptional.

Mr. Schaefer moved the Board approve Pinnacle Paving for roadway work in the amount of \$684,939.00. Seconded by Mr. Weissman. The motion passed unanimously.

## **COMMITTEE REPORTS**

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

## **ADJOURNMENT**

Mr. Evans moved the Board adjourn the meeting 6:20 p.m. Seconded by Mr. Weissman. The motion passed unanimously.