

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
FEBRUARY 23, 2017**

**APPROVED MINUTES**

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

**Absent:** Jim Bissonett, Director

**Staff:** Larry Paprocki, Director  
Lora Stacy, Accountant

**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**

**January 25, 2017 Board Meeting**

Mr. Evans moved the Board approve the January 25, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Weissman. The motion passed unanimously.

**January 25, 2017 Executive Session**

Dr. Rhein moved the Board approve the January 25, 2017, Executive Session meeting minutes as presented. Seconded by Mr. Weissman. The motion passed unanimously.

**February 16, 2017 Board & Finance Committee Joint Meeting**

Mr. Schaefer reviewed his correction to the minutes.

Mr. Evans moved the Board approve the February 16, 2017, Board & Finance Committee Joint meeting minutes as amended. Seconded by Mr. Weissman. The motion passed unanimously.

### **TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending January 31, 2017. 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 Paul Riedl has submitted his committee resignation.

Mr. Evans moved the Board accept the Treasurer's report. Seconded by Dr. Rhein. The motion passed unanimously.

### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki provided an update on the General Reserve projects. He reported the Retreat Roadway work will begin Tuesday, May 30, 2017, and the reconstruction time frame is estimated to take four weeks and one day.

Mr. Paprocki provided an update on the progression of the tennis courts reconstruction and pickle ball construction design work. He reported that the approval plans were not located at the City of Scottsdale One-Stop Shop. A survey will be required to realign tennis courts 1 and 2 with courts 3, 4, and 5. The following site preparation work has begun: Oleanders have been cut down; stumps to be removed; DG and chunky rock is being salvaged and will be used in the surrounding landscape areas; four trees will be removed along the north side of the tennis fence. This work is expected to be completed the first part of April. Afterwards, the contractor will begin their demolition and reconstruction work. He further reported that he has met with two contractors who are working on their bids, and he is meeting with a third contractor next week for a third bid. He advised that he would be presenting the bids to the Physical Property Committee and Finance Committee. All bids will include construction cost for the two proposed pickle ball courts that will be located on the west side of the tennis courts. He further advised that he also requested information on the cost to reconstruct the basketball court with PT concrete.

Discussion was held regarding the reconstruction of the basketball court and possible changes.

Discussion was also held regarding the pickle ball courts being a new amenity and the need to create rules and procedures. The consensus of the Board was to send this issue to the Social Recreational Committee to create rules and procedures for the Board to review.

Mr. Paprocki provided an update on the Community Center flooring. He reported the estimated start time to install the new flooring is the last part of April. The work will be done over a five-week period. The Community Center will be closed on days of demolition.

Mr. Paprocki responded to comments and questions from the Board members regarding the installation of the flooring.

Mr. Paprocki provided information on the Community Center Pool Closure. He reported the pool needs to be drained due to the water quality, high TDS (Total Dissolvable Saturation). The pool will be acid washed to destroy the reappearing black algae and pebble tech repairs will be made. Afterwards, the pool will be refilled. The estimated time to drain, acid wash, repair pebble surface and refill is expected to take five working days. He further reported that the scheduled Scottsdale Schools and SCC Spring Break vacation and Stonegate Association Spring Fling has been taken into consideration, and the best time frame to complete this work is Monday, March 20 to Friday, March 24. Draining the pool would begin Sunday after the recreational area is closed.

Mr. Paprocki responded to comments and questions from the Board members regarding the pool work and closure.

Mr. Paprocki provided information on the 2017 Arizona State proposed HOA legislature. He responded to comments and questions from the Board members regarding the proposed legislation.

Mr. Paprocki reported the Directors and Officers insurance policy's upcoming renewal date is May 16, 2017.

Mr. Paprocki provided information regarding the homeowner's issues with Quick Pass and delay with vendors and his suggestions to remedy the situation.

## **BOARD ACTIONS**

### **Architecture Disclosure Guideline**

Mr. Paprocki stated the Architectural Committee requests Board approval of the revised Architectural Disclosure Guidelines.

The Board discussed the proposed Architectural Disclosure Guidelines and it was recommended to add email and fax as method of disclosure.

Mr. Evans moved the Board approve the Architectural Disclosure Guidelines as amended. Seconded by Dr. Rhein. The motion passed unanimously.

## **HUB Sports regarding Swim Lessons and Swim Team**

Mr. Paprocki stated the Social/Recreational Committee requests approval of HUB Sports for swim lessons and swim team at Stonegate. He further stated that several swim meets would be held at Stonegate as in the past. These dates have not been determined.

Mr. Evans moved the Board approve HUB Sports for swim lessons and swim team at Stonegate. Seconded by Dr. Rhein. The motion passed unanimously.

## **COMMITTEE REPORTS**

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

The Board members discussed the committee reports, and Mr. Paprocki responded to questions and comments from the Board members regarding the reports.

## **DISCUSSION / NEW BUSINESS**

Mr. Paprocki reported the Annual Meeting would be held on March 23, 2017, at 6:00 p.m. with the regular Board of Directors meeting held at 5:00 p.m.

Ms. Condon discussed her lack of cell service in the Retreat and inquired if a Verizon tower could be added. Discussion ensued and it was noted there could be a request by the community.

Mr. Evans stated that not a lot of people know about Stonegate and he felt the community could benefit from more promotion.

Mr. Paprocki requested the Board adjourn into a short executive session.

## **ADJOURNMENT**

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