

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

**APPROVED MINUTES**

**Present:** Cary Weissman, President  
David Allen, Vice President  
Gene Evans, Secretary  
Jim Bissonett, Director  
James Grossman, Director  
Ernest Shapiro, Director

**Absent:** Tom Schaefer, Treasurer

**Staff:** Larry Paprocki, Director  
Catherine Bryson, Communications Coordinator

**CALL TO ORDER**

President Weissman called the meeting of the Stonegate Community Association Board of Directors to order at 6:00 p.m., noting the presence of a quorum.

**TREASURER'S REPORT**

Mr. Evans reviewed the Association financial statements, as prepared by Association staff, for the period ending April 30, 2017. He advised that Treasurer Schaefer has reviewed the bank statements and they are in order. He responded to questions and comments from the Board members regarding April's financials.

Mr. Paprocki reviewed the delinquent accounts.

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

**MINUTES**

**April 26, 2017 Board Meeting**

Mr. Evans moved the Board approve the April 26, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki reported that no 10-Day Notice letters were sent out.

Mr. Paprocki provided an update on the reconstruction of Tennis Courts 1-5, Basketball Court, and the two new Pickleball courts. He reported that demolition of the basketball court and tennis courts 1-5 is complete. However, during demolition, the work started prior to 7:00 a.m. and complaints were received. He further reported that he brought this matter to the Project Manager's attention that quiet work and set-up work can only begin at 6:30 a.m. and construction work can begin at 7:00 a.m. The Project Manager checked with the City of Scottsdale, which permits summer construction work to begin at 6:00 a.m. Future construction work will begin at 7:00 a.m. He advised the grading work has started to be followed by base work. The estimated concrete pour date is Thursday, June 2<sup>nd</sup> and Friday, June 3<sup>rd</sup> for the basketball court and tennis courts 3 thru 5. The contractor is requesting a start time of 1:30 a.m. for all concrete pours. He explained this start time will allow the scheduled pours to be completed and floated before the heat of the day to prevent the possibility of surface cracking from occurring. The estimated second pour date is Thursday, June 8<sup>th</sup> and Friday, June 9<sup>th</sup> at 1:30 a.m. He further advised permits have not yet been obtained on the moving of tennis courts 1-2 and construction of the two new pickleball courts.

Mr. Paprocki reported Board action is required to approve a variance from the Vendor Access hours to permit the start time of 1:30 a.m. for concrete pours. He further reported that it is too hot during the day and the contractor wants to slow the curing process. He responded to questions and comments from the Board members regarding this request.

The Board discussed if there are any other possible options to such an early start time. The consensus of the Board was to move forward with the early start time and provide notice to residents and let them know this is part of keeping Stonegate beautiful.

Mr. Evans moved the Board approve the variance from the vendor access hours to permit the start time of 1:30 a.m. for concrete pours. The Executive Director will send out a letter to the residents regarding the work that is being done. Seconded by Mr. Bissonett. The motion passed unanimously.

Mr. Paprocki advised the play surfaces of the courts need to be selected. He further advised that he is recommending blue with a light green border. He responded to questions and comments from the Board members regarding the play surface color choices.

Mr. Grossman moved the Board approve the recommended color choice of blue with a light green border for the tennis courts. Seconded by Mr. Evans. The motion passed unanimously.

Mr. Shapiro suggested that an event be planned for the opening of the new tennis courts.

Mr. Paprocki reported the Retreat Roadways reconstruction begins on Tuesday, May 30<sup>th</sup>. He further reported letters have been mailed to Retreat residents providing the four section dates of work and paving dates. He advised that 24 Retreat residents responded to SCA's request for input on speed humps or speed tables and their locations. The three options proposed are as follow:

- 1) Do nothing and leave as is.
- 2) Add two additional speed humps for a total of five speed humps; and
- 3) Install three intersection speed tables located at 113<sup>th</sup> Way and 113<sup>th</sup> Place, Carol Avenue and 113<sup>th</sup> Place and Appaloosa and 113<sup>th</sup> Place.

The responses were as follows:

- Five responses in support of Option 1.
- Three responses in support of Option 2.
- Sixteen responses in support of Option 3.

Mr. Paprocki stated he has requested information on the cost of the speed tables to be installed but has not received that information. He further stated he would estimate a cost of around \$3,000 per speed table.

Mr. Paprocki recommended Option 3 for the traffic calming devices. He responded to questions and comments from the Board members regarding the proposed options. The consensus of the Board was to proceed with Option 3.

Mr. Allen inquired if the Executive Director looked at a stop sign being placed on 113<sup>th</sup> Street and Palomino because he feels that area is a serious accident waiting to happen because people are zipping in and out of that area. Mr. Paprocki replied that he looked at putting a stop sign at that location but there is not a good location. Discussion ensued regarding the importance of safety and the possibility of a speed table with a crosswalk.

Mr. Paprocki provided an update on the community center renovations. He reported the tile work is completed in all offices, main room, social room and kitchenette area. The restroom should be completed soon. The stairway and kitchen area should be completed by Friday, June 3<sup>rd</sup>.

Mr. Paprocki state that he is suggesting Stonegate Community Association retain the services of an interior designer for the following: area rugs to absorb sound, new furniture such as couches, and card tables for the social room and conference chairs for the main lobby area.

Mr. Grossman stated the Community Center is a beautiful building but he felt the space is being underutilized. He further stated he would suggest looking into converting the back room into an exercise room. He added that he felt having an exercise facility would add

value to the community. Mr. Paprocki suggested forwarding this idea to the Amenities Committee to look into and provide a recommendation to the Board.

President Weissman stated that previously the Board approved money to allow the Amenities Committee to hire a consultant to look into a work out facility. He further stated that the committee has not moved forward with this action and he would suggest taking the money back due to lack of activity. Discussion ensued and the consensus was to have the Board President discuss this issue with the Committee to determine what is happening and advise if they do not want to take action the Board will take charge.

Mr. Paprocki provided an update on the Main Gate Safeguard personnel. He reported that Safeguard has assigned Terry Hawkins to our Main Gate and he is a full-time employee who has access control gate experience. He further reported he met with Scott Thompson, Safeguard General Manager last week to give his observations regarding Terry Hawkins and to discuss the need to find an individual for the part-time position. He advised that Scott Thompson made a commitment to assign a qualified individual within the next 30 days so Stonegate will be properly staffed.

Mr. Paprocki stated that yesterday, he learned that Scott Thompson is leaving Safeguard, and his last day is today. He further stated that his replacement has not been announced.

Mr. Paprocki provided an update on the Street Sweeping Contract. He reported that Sun State Sweeping, SCA's former contractor has submitted a proposal at \$750 per month, which is \$150 less than American. He further reported that the reason for the contract change was due to the cost. The proposed contract provides for the same scheduled services we presently receive.

Mr. Paprocki reported that he received a resident request from a Regent homeowner, who is being transferred and is using a management relocation company that wanted the back retaining wall repaired and painted. The homeowner has asked if SCA is willing to cost share as it is a party wall and the total cost of \$1,957.50. He further reported that he has contacted the contractor as he had questions regarding the work that was performed. Discussion ensued and the consensus of the Board was that there was no damage to the wall and so the repairs were not necessary.

Mr. Paprocki provided an update on the 2017 Legislation on the Artificial Turf Bill. He reported that the bill did not get out of committee. The bill is expected to be re-introduced in the next legislative session. Therefore, he is recommending the Board instruct the Architectural Committee to draft a guideline to be approved by the Board permitting artificial Turf in the front yards. He stated that he believes with the advancement of artificial turf, the growing need and desire for water conservation, aesthetic values, and growing acceptance in new communities, which will permit a high-quality of artificial turf to be used as an option to natural turf that SCA needs to amend the Architectural Guidelines.

Discussion was held regarding the resident who submitted an appeal regarding the artificial turf that was previously installed and waiting on whether they will have to remove it pending on what the legislation decides. It was suggested that since the legislature did not approve it, the resident should have to take it out because they violated the rules. It was also suggested that the issue of whether to allow artificial turf be put to a membership vote noting that it is a CC&Rs issue. The consensus was to table this issue and send it to the Architectural Committee to come up with guidelines for artificial turf.

## **BOARD DISCUSSION**

### **Appointment of Committee Members**

Mr. Paprocki requested Board approval of the named committee members as outlined in the attachment included in the Board packet.

Mr. Bissonett moved the Board approve the named committee members as recommended. Seconded by Mr. Shaprio. The motion passed unanimously.

## **COMMITTEE REPORTS**

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

## **DISCUSSION / NEW BUSINESS**

Mr. Paprocki reported that the fine for the barking dogs has been paid. He further reported that the resident is moving and the closing is scheduled for June 9<sup>th</sup>.

Mr. Paprocki provided an update on the Retreat signage.

Mr. Shapiro shared a picture painted by one of his students of the entry of Stonegate that he felt symbolizes Stonegate.

Discussion is held regarding the next meeting date. The next Board meeting is Tuesday, June 20<sup>th</sup> at 6:00 p.m.

## **ADJOURNMENT**

Mr. Bissonett moved the Board adjourn the meeting 7:45 p.m. Seconded by Mr. Shapiro. The motion passed unanimously.