

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
JUNE 22, 2017**

APPROVED MINUTES

- Present:** Cary Weissman, President
David Allen, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
James Grossman, Director
Ernest Shapiro, Director
- Absent:** Jim Bissonett, Director
- 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.

MINUTES

May 25, 2017 Board Meeting

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

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending May 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 reviewed the delinquent accounts.

Mr. Allen stated that it was his understanding that the Board had agreed any accounts that are over three months delinquent be listed so the Board can discuss them at the meeting.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that one 10-Day Notice letter was sent out to a Belcourt resident regarding a speeding complaint. He responded to questions and comments from the Board members regarding the 10-Day Notice letter. The consensus of the Board was that if the resident does not respond to the letter, then a fine should be issued based on the procedure in place. It was noted that the resident does have the option to come before the Board.

Mr. Paprocki reported Tennis Court 5 and the basketball court concrete have been poured. He further reported that he has not received any complaints due to the early morning work, which started at 1:00 a.m. He advised that the post-tension cables have been tightened to 100 percent. He further advised that delay in pouring tennis courts 3 and 4 is due to replacing the light pole that was damaged by vandals. The replacement was ordered the day after the damage was done. The pole has been shipped. Delivery is expected by next Tuesday and will be set by Friday. He stated the intent is to have courts 3 and 4 formed by July 7th. He further stated that a pour date has not yet been determined.

Mr. Paprocki responded to questions and comments regarding the vandalism to the light pole. Mr. Allen suggested that the Executive Director look into whether the contractor is liable because the equipment could be driven and if the contractor's insurance will pay for the damage.

Mr. Paprocki reported that the City of Scottsdale will issue the permits to construct tennis courts 1 and 2 along with the two new pickleball courts after plan review.

Mr. Paprocki advised that he is requesting additional funds be provided for shade structures with solid covers and double sided benches. The metal structures will replace the make shift structures. He further advised that Board authorization is being requested in the amount of \$35,416.00.

Mr. Paprocki responded to questions and comments from the Board members regarding the request to purchase shade structures. The Board members discussed looking at less expensive alternatives. The consensus was to authorize the purchase of three shade structures rather than 5.

Mr. Allen moved the Board approve the purchase of three shade structures for a cost up to \$21,000.00. Seconded by Mr. Evans. The motion passed unanimously.

Mr. Paprocki reported that a scheduled invoice in the amount of \$172, 731.40 has been received and will be paid by the end of June. This invoice includes the repairs to the electrical and fence posts on tennis courts 3, 4, and 5 in the amount of \$30,740.00.

Mr. Paprocki reported the Retreat Roadways will be completed on Friday, June 23rd. The first of three intersection speed tables will be constructed on Monday, June 26th along with the smaller speed table on Retreat Way. The first location is Appaloosa Way and 113th Place. He further reported a two-week evaluation will occur before the two remaining intersection speed tables are constructed. A temporary painted stop bar will be added to Palomino Road and 113th Way prior to the construction of the small speed table. Paprocki has received PMIS's certificate of substantial completion (ninety percent) by Pinnacle Paving and a payment is due in the amount of \$616,445.10. This payment will be made by the end of June. He advised SCA has withheld a 10 percent holdback in the amount o \$68,493.90 payable upon completion of all work. The total contract amount is \$684, 939.00. He further advised that PMIS has submitted their invoice in the amount of \$3,475.00.

Mr. Paprocki responded to questions and comments regarding the intersection speed tables. The consensus of the Board is to go with the three intersection speed tables located at Appaloosa & 113th Place, Carol Drive & 113th Place and 113th Way & 113th Place. The Board accepted the recommendation to install a small speed bump instead of a speed table at Palomino Rd. & 113th Way.

Mr. Paprocki provided an update on the Community Center renovations. He reported the stairway handrails are being sent to be powder coated a brushed nickel. The handrails will be delivered and installed prior to July 5th. He advised that the interior paint colors have not been selected.

The Board members discussed 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. The consensus of the Board is to have the Executive Director send a community email to advertise for an interior decorator to design the community center.

Mr. Allen moved that the Executive Director advertise for an interior decorator that has commercial design experience and has a portfolio showing the commercial projects. Seconded by Mr. Schaefer. The motion passed unanimously.

President Weissman, Mr. Schaefer, and Mr. Grossman volunteered to serve on the interior decorator design committee.

Mr. Paprocki advised the splash pad/wading pool project has been placed on hold due to the estimated cost exceeding the budget cost. He further advised that he is requesting the Physical Property Committee to re-evaluate the size to reduce cost. Instead, Paprocki is recommending additional capital funding be planned so this project can move foreword in a year or two.

Mr. Paprocki reported that a full-time gate officer has been replaced by Safeguard. He further reported that he is waiting for additional information from Safeguard.

COMMITTEE REPORTS

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

Mr. Paprocki stated that previously the Board approved money to allow the Amenities Committee to hire a consultant to look into a work out facility; the Committee will be meeting to discuss hiring a consultant. Mr. Shapiro, Mr. Evans, and Mr. Grossman volunteered to serve on the amenities committee.

President Weissman expressed his concern regarding absentee homeowners that do not take care of their lawns.

Mr. Allen and Mr. Evans discussed the incident regarding tennis players who were parked in front of the mailboxes that were very rude.

DISCUSSION / NEW BUSINESS

The next Board meeting is Thursday, July 27 at 6:00 p.m.

ADJOURNMENT

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