

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
AUGUST 9, 2017**

APPROVED MINUTES

Present: Cary Weissman, President
Tom Schaefer, Treasurer
Gene Evans, Secretary
James Grossman, Director
Ernest Shapiro, Director

Absent: Jim Bissonett, Director
David Allen, Vice President

Staff: Larry Paprocki, Director

CALL TO ORDER

President Weissman called the meeting of the Stonegate Community Association Board of Directors to order at 4:00 p.m., noting the presence of a quorum.

RESIDENTS FORUM

Arnold Siegel stated that he and his wife have been residents for 23 years and the Executive Director is doing an excellent job. He further stated as a member of the Architectural Review Committee he is aware that the Artificial Turf Guidelines are pending Board approval. He advised that he supports approval of the guidelines. He further advised that he has looked into artificial turf for many years and the quality has come a long way, and in many cases you cannot tell the difference.

Discussion ensued regarding the different grades of artificial turf and the percentage of artificial turf. Mr. Schaefer stated that based on the research he has done on the web, it is recommended that artificial turf is replaced every 15 years and yearly maintenance should be done.

MINUTES

June 22, 2017 Board Meeting

President Weissman stated on Page 3 there is a discussion regarding hiring an interior designer for the updates to the community center. Mr. Paprocki stated there is an interior decorator that is interested and wants to attend a meeting. Mr. Evans stated that his fiancé felt there are not enough funds to complete all that the Board is requesting. He

further stated that a conceptual design could be presented and the updates could be accomplished as the funds become available.

President Weissman stated on Page 4 there was a discussion regarding the work out facility. He further stated that this project needs to start moving forward.

Mr. Evans moved the Board approve the June 22, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Grossman. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending June 30, 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. Grossman moved the Board accept the Treasurer's report. Seconded by Mr. Shapiro. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that in July he sent out one 10-day notice letter to a Belcourt resident regarding speeding. He advised that no communication has been received and a fine has been imposed. A demand letter will be sent for payment. If payment is not received, access devices will be deactivated.

Mr. Paprocki reported that eight 10-Day Notice letters have been sent out this month regarding palm trees and landscaping.

Mr. Paprocki provided an update on ongoing projects. He reported the damaged light pole at the tennis court has been replaced. He further reported that courts 3 and 4 were poured on Monday, July 17 late night/Tuesday morning 1:00 a.m. completed by 5:00 a.m. All cables set at 100 percent.

Mr. Paprocki reported the Retreat Roadway intersection speed tables were constructed on Wednesday, July 12. The projected completion for manhole adjustments and re-painting roadway marking is approximately 60 days.

Mr. Paprocki reported that a yellow band was put around the intersection speed tables to alert people about the speed table. He further reported that he did have one complaint regarding the yellow band.

Mr. Paprocki provided an update on the Community Center renovations. He reported the stairway handrails were sent to be powder coated a brushed nickel and have been delivered and installed. He advised that the paint color selection continues.

Mr. Paprocki provided information on the Community Center roof replacement. He reported several leaks appeared from the recent monsoon storms. The roof tiles were removed to determine roof condition since it is the original roof and is 26 plus year old. He further reported it was determined only temporary repairs will be made as the roof paper has deteriorated and that a roof replacement is needed. He advised that he has solicited bids to present to the Board, and has received one bid back. He responded to questions and comments regarding this issue. The Board discussed possible options.

Mr. Paprocki provided information on the easement abandonment from an equestrian property owner adjacent to Stonegate who has submitted a request to abandon an easement that was filed in 1944 by the Government Land Office Patent Easements (GLOPE). Included in the packet is a copy of the notice that was received. He reported that he has contacted the Law Office of John Berry who is a well-known zoning attorney in Scottsdale and spoke with Ashley Porter regarding the notice and what development is being proposed. He was informed the owner was considering expanding his equestrian operations by constructing a barn, riding area, and related facilities associated with equestrian property. He stated in his opinion, the easement abandonment will be granted, as its original purpose is obsolete. He further stated that he will monitor future development.

Mr. Paprocki reported that he met with Safeguard regarding doing an assessment of the equipment and what they feel needs to be improved. He further reported they discussed improving the quality of the cameras. The current issue during the months of June and July is that the hot weather caused the cameras to go down. It was suggested to use insulated boxes to reduce the temperatures. It was also suggested to create additional redundancy to alert them regarding any problems. He responded to questions and comments regarding this issue and possible solutions.

In response to Mr. Evans, Mr. Paprocki explained the difference between the services from Safe Guard and Quick Pass. It was noted that residents are responsible for their home security. Mr. Paprocki stated that he felt a key component is Block Watch.

BOARD ACTIONS

Artificial Turf

Mr. Paprocki requested Board discussion of the Artificial Turf Guidelines.

Mr. Schaefer stated that he would recommend adding the following two additional guidelines: Require annual maintenance as recommended by the supplier. Artificial Turf must be replaced in 15 years. The consensus of the Board was to require the turf to be replaced when appearance has changed from installation.

Discussion ensued regarding setting standards to ensure no less than a mid to upper level quality of grass would be installed. The proposed guidelines are recommending 75 oz. 142 rate/yard, a gauge of 3/8”.

The Board discussed that the quality of turf has greatly improved over the years and in many cases is nearly indistinguishable from regular grass.

Discussion was held regarding minimums and maximums to ensure that there was adequate additional landscaping and plant material so no house would be dominated by an all turf look.

Mr. Evans moved the Board approve the Artificial Turf Guidelines as presented with the addition of the two proposed guidelines. Seconded by Mr. Grossman. The motion passed unanimously.

CLM Contract

Mr. Paprocki requested Board approval of the CLM Contract to apply pre-post emergent to all desert scape gravel common areas at a fixed amount of \$8,875.00 for three years.

Mr. Schaefer moved the Board approve the CLM Contract to apply pre-post emergent to all desert scape gravel common areas at a fixed amount of \$8,875.00 for three years. Seconded by Mr. Evans. The motion passed unanimously.

American Sweeping Contract

Mr. Paprocki requested Board approval of the American Sweeping Contract at \$695.00 per month for monthly sweeping services which will include one sweeping of all roads within each and every sub-division and one sweeping (extra sweep) of the main roads, Stonegate Circle, Palomino East and Retreat Way. The rate plan of \$695.00 per month will be guaranteed for a three-year term.

Mr. Evans moved the Board approve American Sweeping Contract at \$695.00 per month for monthly sweeping services. Seconded by Mr. Grossman. The motion passed unanimously.

COMMITTEE REPORTS

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

DISCUSSION / NEW BUSINESS

Mr. Paprocki passed out a document regarding the changes to the law for 2017. He provided a brief overview.

ADJOURNMENT

Mr. Evans moved the Board adjourn the meeting into executive session at approximately 5:55 p.m. Seconded by Mr. Schaefer. The motion passed unanimously.