

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

APPROVED MINUTES

Present: Cary Weissman, President
Tom Schaefer, Treasurer
Jim Bissonett, Director
James Grossman, Director

Absent: David Allen, Vice President
Gene Evans, Secretary

Staff: Larry Paprocki, Director
Catherine Bryson, Communications

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

September 28, 2017 Board Meeting

Mr. Schaefer moved the Board approve the September 28, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

September 28, 2017 Executive Session

Mr. Schaefer moved the Board approve the September 28, 2017, Executive Session minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

PRESIDENT'S REPORT

President Weissman reported Ernest Shapiro has resigned from the Board. He further reported that the Board has several options to fill the empty Board seat for the remaining 90 days. He advised the Board could hold a special election. The Board could pick someone to fill the vacant Board position or the Board could choose not to replace the vacancy left by Mr. Shapiro.

The Board discussed the options and the consensus was not to replace the vacancy left by Mr. Shapiro.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending September 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. Schaefer reported that a special joint meeting was held with the Finance Committee and Board to discuss the 2018 Operating Budget. He further reported that the Finance Committee requests Board approval of the budget.

Mr. Bissonett moved the Board approve the 2018 Operating Budget. Seconded by Mr. Grossman. The motion passed unanimously.

Mr. Paprocki requested Board approval that the HOA assessment will increase by \$2.00 in 2018 from \$188.00 to \$190.00.

Mr. Grossman moved the Board approve HOA assessment increase by \$2.00 in 2018 from \$188.00 to \$190.00. Seconded by Mr. Bissonett. The motion passed unanimously.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that 10-Day Notice letters have been sent out this month regarding landscaping and cars parked on the street.

Mr. Paprocki reported that a Belcourt resident was found in violation regarding speeding, and was invited to attend this meeting, he has not heard from that property owner. He further reported that he has not received any new reports of speeding.

Mr. Paprocki provided a brief update on the construction process with the tennis and pickleball courts.

Mr. Paprocki provided information on the online reservation scheduler that will be added to the Stonegate Community website. He reported that members who are enrolled would be able to make their reservations online. The scheduler is easy to use.

President Weissman suggested limiting people during prime time to using the courts for one and a half hours per group. Mr. Paprocki stated that the system could require the person making the reservation to list all players. He further stated that he would like to

track the outside players as he gets calls complaining about parking at the Retreat and it is always by nonresidents using the tennis courts.

Mr. Grossman stated the Board needs to ensure that residents have every opportunity and primary access to the tennis courts.

Mr. Paprocki reported at the last meeting, the Board approved the Community Center roof replacement-using contractor Butler Roofing in the amount of \$26,500.00. He further reported he is requesting Board approval of the change to the original Board approval for roof replacement at the Community Center to take existing tiles from the maintenance building to use for any broken tiles that are here and replace the roof on the maintenance building with new tiles and be able to salvage whatever tiles we can for future use to keep continuity of tiles at the amenities areas, pool, and access control gate at a cost of \$11,900.00.

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

Mr. Bissonett moved the Board approve of the change to the original Board approval for roof replacement at the Community Center to take existing tiles from the maintenance building to use for any broken tiles that are here and replace the roof on the maintenance building with new tiles and be able to salvage whatever we can for future use to keep continuity of tiles at the amenities areas, pool and access control gate. Seconded by Mr. Schaefer. The motion passed unanimously.

Mr. Paprocki reported at the last meeting the Board discussed the QuickPass upgrades and the Board deferred making a decision regarding access control.

President Weissman stated that he would suggest locking the East and Retreat Gates from 10:30 p.m. to 6:00 a.m. Mr. Paprocki stated that he would recommend deferring making that decision until he has an opportunity to make sure that all life saving emergency vehicles would have a bypass to enter.

The Board discussed the access control recommendations. Mr. Paprocki responded to questions and comments regarding the QuickPass System upgrades.

Mr. Bissonett moved the Board approve upgrading access control cameras. Seconded by Mr. Grossman. The motion passed unanimously.

Mr. Paprocki provided updates to the 2018 Roadway Budget.

President Weissman stated that he found a Stonegate home listed on Airbnb, which is not allowed. Mr. Paprocki advised that he sent out a violation letter.

BOARD ACTIONS

Mr. Paprocki advised that the Architectural Committee recommends Board approval of John Gianforte to the Architectural Committee adding that Mr. Gianforte has attended three consecutive meetings.

Mr. Grossman moved the Board approve John Gianforte to the Architectural Committee. Seconded by Mr. Bissonett. The motion passed unanimously.

Mr. Paprocki stated he requests Board approval of Monitor Life Insurance renewal for 2018. He further stated there is no cost increase from 2017.

Mr. Schaefer moved the Board approve Monitor Life Insurance renewal for 2018. Seconded by Mr. Bissonett. The motion passed unanimously.

Mr. Paprocki reported the Social/Recreational Committee requests Board approval for the Stonegate's Holiday Party Menu at \$22.00 per person for 250 people. He further reported that there is no cost increase from last year.

Mr. Bissonett moved the Board approve Stonegate's Holiday Party Menu at \$22.00 per person for 250 people. Seconded by Mr. Schaefer. The motion passed unanimously.

ADJOURNMENT

Mr. Schaefer moved the Board adjourn the meeting at 8:06 p.m. Seconded by Mr. Bissonett. The motion passed unanimously.