

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
JANUARY 25, 2018**

APPROVED MINUTES

Present: Cary Weissman, President
David Allen, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
Jim Bissonett, Director
James Grossman, Director

Staff: Larry Paprocki, Executive Director

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.

RESIDENTS FORUM

Jim, Regal Resident, stated that he would like to share his observations and offer thoughts for the Board's consideration. He further stated that the straightaways in the Regal have become speedways. There are people who do not even pause where the streets cross and are using excessive speed when making right and left turns and therein are in the wrong lane when heading toward the gate. They are also not even pausing at stop or yield signs. There have been many near misses. He further stated the main area of concern is on Arabian and Turquoise. He commented that he feels it is important to recognize that an ongoing problem exists. He requested the Board consider installing some type of speed mitigation such as speed bumps or stop signs. He advised if the Board needs any legwork done in researching this issue he and other residents would be willing to assist.

Mr. Paprocki advised that one issue the Board will need to consider is that nobody wants a speed bump in front of their house.

The Board suggested forming an ad-hoc committee to study the speeding issues in the Regal with the direction that the committee should look at the straightaways in the Retreat and look at where the speed bumps should be placed.

MINUTES

October 25, 2017 Board Meeting

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

November 8, 2017 Executive Session

Mr. Schaefer moved the Board approve the November 8, 2017, Executive Session 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 December 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. Schaefer reported that a joint meeting with the Finance Committee and Board will be held on February 12, 2018, to discuss the audit.

In response to a question from President Weissman, Mr. Paprocki advised that all community walls will be done this coming year.

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

EXECUTIVE DIRECTOR'S REPORT

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

Changes in AZ Law

Mr. Paprocki provided information on the changes to A.R.S. §33-1803, which changes the time frame of notice. He reported before any further action can be taken the Homeowner has 21 days to respond to the notice by certified mail. The Community Association has 10 days to provide required information (must cite the violated CC&R provision, date observed, first and last name of who observed the violation and the process of how the homeowner can contest the notice). The homeowner must be informed that at any time they may petition for a hearing with the Arizona Department of Real Estate as prescribed in §32-2199.01. Unless you provide the above-required information in the first correspondence, you are not permitted to take any enforcement action during the first 21 days.

Mr. Paprocki stated he is recommending the Stonegate Community Association revise its letter of non-compliance to include the required information. He further stated this allows a second letter (10-day notice) to be sent to the Homeowner to submit in writing their reasons for not bringing their property into compliance. After these steps, the Board may take enforcement action.

Mr. Paprocki responded to questions and comments regarding the changes to A.R.S. §33-1803, regarding the time frame of notice.

Project Updates

Mr. Paprocki reported the tennis courts are complete except for missing windscreen panels, which are expected this week.

Mr. Paprocki reported the pickleball courts are waiting for the re-ordered sound abatement screens to be delivered. He further reported the court lights timer is being relocated near the entry gates to the courts for easy access.

Mr. Paprocki responded to questions and comments from the Board members regarding sound abatement relating to pickleball courts. He stated that he has a sound decimal reader and will take readings.

Mr. Paprocki reported the basketball courts are complete. The final invoice for payment has been received.

Mr. Paprocki reported that Mr. Evans has provided him with the approved pickleball racquet list from Sun City Grand. This information will be provided to the Social-Recreational Committee to create Stonegate's approved list and a list of the appropriate equipment will be placed on the community website.

Access Control Cameras

Mr. Paprocki provided an update on the access control cameras. He reported QuickPass has completed the replacement of all existing cameras and have added the requested resident entry license camera at the Main Gate and the exit license cameras at the East gate, Regal gate, and Retreat gate. He further reported that milestone has been updated so if a camera goes down, a signal will be sent.

Access Control Gate Closing

Mr. Paprocki provided an update on the access control gate closings. He reported at the previous Board meetings, it had been proposed to close the East gate and the Retreat gate at 10:30 PM. The gates will reopen at 6:00 AM. The purpose of this action would be to further enhance access control. He further reported that he is aware of several communities that lock down gates within their community.

Discussion is held regarding closing the East gate and Retreat gate.

Mr. Allen stated that he did not see much value in locking the gates when there are cameras. He further stated that he would suggest getting feedback from the residents to get their thoughts on closing these gates. Mr. Grossman stated that he felt the value is the perception and probably would not stop crime. Mr. Evans stated that he did not think there is an advantage to closing the exits.

Mr. Evans moved the Board approve closing the East gate and the Retreat gate at 11:00 PM. and the gates will reopen at 6:00 AM. Seconded by Mr. Schaefer. The motion passed by a vote of 4 to 1 with Mr. Allen dissenting.

Mr. Paprocki advised that he will check to see if emergency vehicles are able to exit through the locked gates.

Audit

Mr. Paprocki reported the audit fieldwork has been completed. A draft report is expected to be delivered on approximately February 5, 2018. The joint meeting of the Board and Finance Committee with the auditors is being scheduled for Monday, February 12, 2018 at 6:00 PM. He further reported the purpose of this meeting is for the auditor to present the audit, to allow a question and answer session and for the Board to accept the audit so the results can be included in the Annual Report.

Community Center Enhancement

Mr. Paprocki provided an update on Stonegate's Community Center Enhancement including the Workout Facility. He reported two architects were retained to create a conceptual site plan and floor plan; a projected budget to include building cost, professional services and permits. The architects will present their work in early February to the committee. Afterwards, the committee will make an architect selection, which will be presented to the Board at its February meeting.

Mr. Paprocki reported that the empty lot may not be zoned to allow a workout facility.

PMIS 2018 Roadway and Plan Update Proposal

Mr. Paprocki provided an update on the PMIS 2018 Roadway and Plan Update Proposal. He reported PMIS has submitted a revised proposal that has provided a selection of work to be performed. The scheduled 2018 Roadway work was seal coating the Retreat as well Stonegate Circle. He further reported Pinnacle Paving has suggested the warranty seal coat performed on Stonegate Circle two years ago is adequate to extend the resealing one to two more years. PMIS will inspect Stonegate Circle to render its opinion. The 2018 proposal provides details for the individual roadway work, the project management work that would be performed and updating report cost.

Mr. Paprocki responded to questions and comments from the Board members regarding the PMIS 2018 Roadway and Plan Update Proposal.

Mr. Paprocki stated that PMIS has proposed updating the original Paver Report that determines remaining useful life, distresses, pavement conditions and a narrative detailing each subdivision or, an annual update of cost and inspection of roadway. He further stated he would recommend the Board approve updating the report.

Mr. Paprocki advised that he is recommending to sealcoat the Retreat only and perform the Paver update to determine the pavement (PCI), which will be used for the Roadway Reserve data. He added the Paver update included the annual update.

Mr. Evans moved the Board approve recommendation to sealcoat the Retreat only as well as perform the Paver update to determine the pavement (PCI), which will be used for the Roadway Reserve data. Seconded by Bissonett. The motion passed unanimously.

2017 Crime Report

Mr. Paprocki reported that he pulled the 2017 Crime Report for the community. He provided a brief summary of the report.

BOARD ACTIONS

Mr. Paprocki requested the Board approve putting all courts on the on-line system. He recommended the reservation start time be 7:00 AM with reservations being accepted three days in advance of the scheduled play.

The Board discussed limiting people during prime time using the courts for one and a half hour per group per household.

Mr. Evans moved the Board approve putting all courts on the on-line system. He recommended the reservation start time be 7:00 AM with reservations being accepted three days in advance of the scheduled play. Seconded by Mr. Schaefer.

COMMITTEE REPORTS

President Weissman noted the Architectural Committee, Social Recreation Committee, and Nomination & Election Committee reports were included in the Board packet for Board members review and comment.

DISCUSSION / NEW BUSINESS

In response to a question from Mr. Allen, Mr. Paprocki advises that Christmas lights can stay up for 30 days.

Mr. Evans requested at the next Board meeting the Board discuss the decisions that need to be made regarding the pickleball courts.

Mr. Schaefer requested that at the next meeting the Board discuss the hours to allow for workers entering the community.

The next Board meeting is Thursday, February 22, 2018 at 6:00 p.m.

ADJOURNMENT

Mr. Evans moved the Board adjourn the meeting at approximately 7:55 p.m. Seconded by Mr. Bissonett. The motion passed unanimously.