

**STONEGATE COMMUNITY ASSOCIATION  
11551 EAST MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
FEBRUARY 22, 2018**

**APPROVED BOARD MINUTES**

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

**Absent:** Tom Schaefer, Treasurer

**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**

No comments from residents.

**MINUTES**

Mr. Evans moved the Board approve the January 25, 2018 meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

**TREASURER'S REPORT**

**December Audited Financials**

Mr. Paprocki reviewed the Association financial statements, as prepared by Association staff, for the period ending December 31, 2017. He advised that the audit by Butler Hansen, P.C., matches, and staff has updated the December pre-audit financial statement. He responded to questions and comments from the Board members regarding the financials.

**January Financials**

Mr. Paprocki reviewed the Association financial statements, as prepared by Association staff, for the period ending January 31, 2018. He responded to questions and comments from the Board members regarding the financials.

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

## **EXECUTIVE DIRECTOR'S REPORT**

### **Draft Letter to Comply with A.R.S. §33-1803**

Mr. Paprocki discussed compliance with the new law A.R.S. §33-1803, which deals with rule enforcement and fee assessments. He stated the law says "enforcement action," interpreted to mean an enforcement action, not a communication letter. A draft letter of non-compliance was provided to Board members. It would provide the name of the person who observed the CC&R provision violation, date observed, the CC&R provision. A second draft letter is a 10-day notice requesting the homeowner explain why they are unable to bring their property into compliance. The homeowner's explanation will be presented to the Board to schedule a meeting with the homeowner to discuss the matter for a resolution. If the homeowner does not respond, the Board will render a decision on the matter, which may include fines set forth in the approved fine schedule. Mr. Paprocki responded to questions and comments from the Board.

### **Update East Gate – Retreat Gate Hours of Operation**

Mr. Paprocki advised he has contacted Safeguard and Tomar, and Tomar lights can be operational for the entry and exit gate. The time frame that was discussed in closing down gate access was 11:00 p.m. This would be accomplished by having the card reader not read access cards after 11:00 p.m. Emergency vehicles, EMTs, fire department would still be able to access the gate. City of Scottsdale Police Department will continue to use an access code to gain entry at any time. He discussed a concern that the police department would not be able to exit through the East gate/Retreat gate. Gates will be open at 6:00 a.m. It was noted that exit gates need to be locked to restrict access from people driving into the community using the exit gates.

Mr. Allen asked what type of signage would be used to give notice of the gate access hours. Mr. Paprocki suggested he's looking at two or possibly three signs outside of locked gates. Mr. Allen suggested incorporating better signage in terms of who can use the gate. The Board discussed meeting with City staff to make sure new signage is in compliance with ordinances.

### **Painting Update**

Mr. Paprocki reported that painting is ongoing at the wash area between Belcourt, Vintage and Tradewinds. The main entryway is completed. The Association is still working on the Belcourt side and the Retreat side. He notes that repairs on the Retreat entryway (Palomino East) will be completed soon and it should be painted within a week to two weeks.

## **Access Cameras**

Mr. Paprocki provided an update that all access cameras are operational. In response to questions by Board members, Mr. Paprocki noted that all exit cameras could provide good photo identification of license plates.

## **Annual Report**

Mr. Paprocki noted the annual report information is being assembled, and it should be available on the website in March.

### **Election Master Mailing March 1<sup>st</sup>**

Mr. Paprocki reported the staff has put together a paper ballot. The ballot will have three slots open for a two-year position, and two positions open for a one-year position.

Mr. Paprocki noted the City of Scottsdale Planning Commission met on February 14<sup>th</sup> to consider a request (Flynn abandonment) regarding the General Land Office Patent Easements (GLOPE). Another meeting by the Planning Commission is set for March 20<sup>th</sup>, and it is expected to pass. Mr. Paprocki responded to questions and comments by the Board.

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

## **BOARD APPLICATIONS**

### **Approve Pickleball Hours and Online Reservation System**

Mr. Evans reviewed prime time hours would be 7:30 a.m. until noon and courts are for open play. One-hour reservations will be made from 12:00 p.m. until 5:00 p.m. online. Mr. Allen asked for an update on the noise barrier. Mr. Paprocki reported that there are issues with getting noise barriers in the correct size. The Board members discussed getting the appropriate size and soundproofing for the pickleball noise barrier. Mr. Paprocki stated the courts would close at 6:00 p.m. He also reported the approved equipment list is posted on the Association's website.

Motion made by Mr. Evans that the Board accept the pickleball hours and online reservation system. Seconded by Mr. Bissonett. The motion passed unanimously.

### **Approve \$2,000 Budget for Unplanned Events That Would Benefit the Community Such as Oscar Night**

Mr. Paprocki discussed the request of the Social and Recreation Committee for \$2,000 to be used for social functions, four different functions at \$500 apiece. Mr. Weissman asked what the financial help would supply. Mr. Paprocki advised it is being requested to help pay for

paper supplies, balloons, paper products, centerpieces, linen, room décor, photo props, table rentals and paparazzi camera kits. Also, balloons, prizes for games, printing of fliers and miscellaneous refreshments. Mr. Allen said there should be an event-by-event basis for the financial assistance that the Board could consider. Mr. Grossman and Mr. Weissman said they did not like the idea of giving a fund. Mr. Paprocki stated the funds could be requested in advance of a community event for the Board to consider.

Retreat resident Howard Kornblue stated if he is going to a social event, he does not mind putting in some money for the event, but that his neighbor who is not attending should not have to pay for it.

Mr. Bissonett moved to disapprove the motion. Mr. Grossman seconded. The motion passed three to one, with Mr. Evans voting against the motion to disapprove.

### **Approve \$3,000 Fee for PHX Architecture to Redesign the Floor Plan of the Community Center for Fitness and Social Activities**

Mr. Paprocki reported two architects have designed concepts and provided costs of construction. At the end of the Ad Hoc Committee meeting, there was a question of redesigning the current community center building for a workout and social facility, and building a new freestanding facility for offices. Mr. Weissman stated he is against using the original Stonegate building for a workout facility. He noted there is room for another facility, and a fitness center and social areas could be built there. The Board members discussed cost differences of both options. Mr. Bissonett moved to disapprove the \$3,000 fee. Mr. Evans seconded. Mr. Allen and Mr. Grossman voted against the motion. Mr. Weissman voted in favor of the motion to disapprove the \$3,000 fee, breaking the tie vote. The motion to disapprove passed.

## **COMMITTEE REPORTS**

Architectural Committee, Social Recreation Committee and Ad Hoc Committee reports were included in the Board packet for Board member review and comment.

## **DISCUSSION OF NEW BUSINESS**

### **Gene Evans – Architectural Landscaping Requirements**

Mr. Evans suggested setting a guideline for percentage of ground cover for landscaping. Second, he has suggested the Board look to see if they can do anything with an already approved landscaping that does not have sufficient ground cover. Mr. Grossman asked if the appropriate plants were used, and whether the Board needs to require certain size plants. The Board requested the Architectural Committee review the desert landscape requirements and to present the Architectural Committee's recommendations in a draft for Board review.

## **ADJOURNMENT**

Mr. Evans moved the Board adjourn the meeting at approximately 7:52 p.m. Seconded by Mr. Bissonett. The motion passed unanimously.