

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
MAY 31, 2018**

**APPROVED MINUTES**

**Present:** David Allen, President  
Jim Bissonett, Vice President  
Tom Schaefer, Treasurer  
Carolyn Norris, Secretary  
Luc Ducrocq, Director  
Nancy Ford, Director  
Craig Zirbel, Director

**Staff:** Larry Paprocki, Director

**Also**

**Present:** James Eaneman  
Alisa Taylor

**CALL TO ORDER**

President Allen 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**

James Eaneman, Regal, stated that he is here on behalf of his neighbors and he would like to bring up an issue of public safety and speed control. He further stated that the consensus is that excessive speed is a significant problem and safety issue in the Regal. He advised that they are in favor of the proposed speed tables being approved and installed. He noted that he appreciates all the time and efforts by Mr. Paprocki to look for a solution.

**MINUTES**

**May 3, 2018, Board Meeting**

Ms. Ford moved the Board approve the May 03, 2018, Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

## **May 3, 2018, Executive Session**

Mr. Bissonett moved the Board approve the May 3, 2018, Executive Session minutes as presented. Seconded by Mr. Ducrocq. The motion passed unanimously.

### **TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending April 30, 2018. 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.

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

### **RETREAT LOT 90 LANDSCAPE ISSUE AND LOT 91 COMPLAINTS**

Alisa Taylor stated that she has submitted their landscape plan to Mr. Paprocki. She provided a brief overview of their plans adding it has been a long process with a lot of time and hard work. She further stated she has a problem with the neighbor's really large pine tree and part of the tree is growing on her yard. She reported that they cannot do the landscaping the way they want to because of this pine tree. There is a huge pile of roots that have come through and grass won't grow. She further reported that she has sent nice letters to the neighbors and asked if they could trim the tree on their side of the property. The letters were not responded to. She advised that she went ahead and trimmed the tree. She showed pictures of what the tree looks like after it was trimmed. She responded to questions and comments from the Board members regarding this pine tree.

President Allen advised Ms. Taylor that the Board understands the issue but did not believe this is a HOA issue. He further advised that State Law does allow for her to trim the tree on her side of the yard.

Ms. Taylor stated given the fact that the tree is an eyesore she would think this is an HOA issue because of the requirements to keep the community looking good.

Mr. Paprocki stated that because Ms. Taylor created her own hardship by trimming the tree, and cause the tree to be been scarred for a period of time, but the tree is still alive and should green up. He further stated that it might make sense to have the tree balanced for safety issues but we do not have the authority at this time.

President Allen suggested they wait a while to see what happens with the tree to see if it will look better and have Mr. Paprocki keep an eye on it. Ms. Taylor stated that she does not think it will ever look any better.

Mr. Zirbel stated that he would suggest Ms. Taylor proceed by filing a complaint regarding this tree with the Architectural Committee.

President Allen advised that the neighbor has written a complaint letter about Ms. Taylor.

President Allen reiterated the Board understands the problem. He stated that he would agree with the suggestion that Ms. Taylor move forward with a complaint to the Architectural Committee, and ultimately the Board can act on their recommendation.

President Allen thanked Ms. Taylor for attending.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki reported the Miracle League of Arizona acknowledged Stonegate Community Association's continued support for their Annual Ryan Martin Fundraiser. He further reported this year's event was held on Saturday, May 12 and was the Fifth Annual Event held at Stonegate. He advised their athletes with special needs say thank you to Stonegate's incredible generosity.

Mr. Paprocki reported Elite Builders has submitted a 2018 application to Arizona Sports Builders Association (ASBA) under the category "Private Facility". He further reported ASBA is a national organization dedicated to the high standards required to construction of sports facilities in the USA.

Mr. Paprocki reported that he has reviewed the Arizona Community Association Legislative Changes as compiled by Law Firm of Carpenter Hazlewood. He further reported it appears we are in good shape.

Mr. Paprocki reported that the property owner in Retreat Lot 98 had agreed to remove the chickens and the unapproved coop structure. Mr. Paprocki reported that today at 4:00 p.m. he received a letter requesting a variance from the CC&Rs. He provided a brief overview of the reasons stated for the variance by the homeowner.

President Allen stated that he finds the timing offensive because this issue has been going on for a long time, the Board has taken action, and the property owner agreed to resolve the problem as well as they have been given a time extension.

Discussion was held regarding this request.

President Allen stated that the time to come before the Board has passed. He further stated that he felt they have created their own hardship. He further stated the residents knew about this Board meeting and did not appear.

The consensus of the Board was to direct Mr. Paprocki move forward with the enforcement in place.

Mr. Paprocki provided an overview of the Memorial Day weekend incident. He reported on Sunday, May 27, 2018 between 5:00 p.m. and 5:30 p.m., two minors threw eggs at two different times at Residents walking along Stonegate Circle. The Main Gate officer was advised of the incident and contacted Scottsdale Police Department. The first police officer arrived at 5:15 p.m. and a second police officer arrived approximately 10 minutes later. He further reported that general descriptions of the two minors were provided along with the general locations to the responding officers. A short time later the two minors were arrested. One minor is a Stonegate resident and the other is a guest. He advised that no names are provided at this time, as minors are involved. He further advised that he does have a case number and will request a copy of the police report when it is made available.

Mr. Paprocki reported that included in the Board packet is a copy of the Spring Fling Reconciliation Report. He further reported that the Social/Recreational Committee will be provided a copy of the report at its next hearing.

Mr. Paprocki reported that the City of Tempe recently passed a new ordinance pertaining to pigeons, nuisance issues from over-feeding and resulting health issues. He further reported that he has contacted the city's zoning department requesting a copy of the ordinance. He responded to questions and comments regarding

## **BOARD ACTIONS**

### **Accept PMIS Pavement Evaluation Report and 10-Year Plan**

Mr. Paprocki requested the Board accept the PMIS pavement evaluation report & 10-year plan.

Mr. Paprocki reported at the last meeting, there was a request to review all bids received and the standard used in PMIS's review and selection process.

Mr. Paprocki provided an update on the PMIS 2018 Roadway Evaluation and planned work. He advised the updated report from PMIS that included the Pavement Condition Index (PCI) was included in the Board packet. He further advised the report used the PCI to determine what work is needed to provide the optimum useful life before reconstruction is required. The 10-year plan indicates SCA will spend \$1,990,735.00 on roadway maintenance and reconstruction.

Ms. Norris stated that she has not had a chance to read the entire document but advised there is an error regarding the numbers for the Regal. Mr. Ducrocq stated the he would like an explanation as to why PMIS missed a big error. Ms. Norris noted that it might not be a mistake and it could be a typo.

President Allen provided background information regarding the Board's decision to hire PMIS.

Mr. Paprocki responded to questions and comments regarding the PMIS report.

Ms. Ford moved the Board accept the PMIS pavement evaluation report & 10-year plan subject to clarification regarding the numbers error. Seconded by Mr. Schaefer. The motion passed unanimously.

#### **Approve 2018 Roadway Reserve Expense**

Mr. Paprocki requested the Board approve the 2018 Roadway Reserve Expense. He reviewed the 2018 Roadway Reserve Expense Report as included in the Board Packet. He responded to questions and comments from the Board members regarding this request.

Mr. Schaefer moved the Board approve the 2018 Roadway Reserve Expense. Seconded by Mr. Bissonett. The motion passed unanimously.

#### **Approve 2018 General Reserve Expense**

Mr. Paprocki requested the Board approve the 2018 General Reserve Expense. He provided information on the reserve expense tables included in the Board packet. He reported that he had Paul Basha former transportation manager and current town manager look at this document and he provided his comments.

James Eaneman stated that though his professional career he knows of Paul Basha and he is considered in the top 5 in his field.

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

Mr. Schaefer moved the Board approve the 2018 General Reserve Expense. Seconded by Ms. Ford. The motion passed by a vote of 5 to 1 with Mr. Zirbel dissenting.

#### **Approve Pinnacle Paving Retreat Seal Coating Bid**

Mr. Paprocki requested Board approval of Pinnacle Paving bid in the amount of \$29,262.00 for Retreat seal coating.

Mr. Zirbel advised that he contacted Cactus paving to ask questions about the bid.

President Allen stated the problem was that this was put back out to rebid without the committee's or Board approval. He further stated we run the risk of having contractors not wanting to work with us.

Mr. Zirbel stated that the Board does not have the information in enough time to review prior to the meeting to allow them to vote.

Mr. Schaefer stated because the bids go through the Physical Property committee and they make their recommendation to the Board the contractors thought they have already dealt with this before. He further stated if Board members would like to get involved at that level they should join the Physical Property Committee.

Mr. Bissonett moved Board the approve Pinnacle Paving bid in the amount of \$29,262.00 for Retreat seal coating. Seconded by Ms. Ford. The motion passed by a vote of 4 to 2 with Mr. Zirbel and Mr. Ducrocq dissenting.

President Allen provided an overview of how the Board operates. He encouraged Board members to join committees.

Mr. Ducrocq stated that he has served on other Boards where they were able to question businesses directly.

Discussion is held regarding how the Board operates.

Mr. Paprocki reviewed the short-term plan for the community association if he is unable to work. He reviewed the Stonegate Community Association organizational chart.

In response to a question from, Mr. Zirbel, Mr. Schaefer provided information on how the Finance Committee determines what a reasonable budget is.

Ms. Ford recommended that new Board members with questions about the budget sit down with Mr. Schaefer to obtain a better understanding of the budget.

## **COMMITTEE REPORTS**

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

## **DISCUSSION / NEW BUSINESS**

Mr. Paprocki provided information regarding the issue with the Safeguard late night guard. He further stated there have been concerns with this guard and he requested that he be retrained and reevaluated. He reported this guard was caught sleeping with the lights out. This guard will be replaced.

Discussion is held regarding the next Board meeting date. The next Board meeting will be held on Tuesday, June 6, 2018 at 6:00 p.m.

Ms. Norris stated that the community's website needs a facelift.

Ms. Norris inquired about the palm tree that was cut down. Mr. Paprocki advised that he has been doing some comparison shopping and he will add this to the agenda for the next meeting.

Mr. Paprocki reported that many of our contractors have done multiple year bids. He further reported they have a multiple year contract with Butler Roofing, and he would like to move forward with additional roofing if they will guarantee their bid price.

Mr. Ducrocq moved the Board give Mr. Paprocki the authority to proceed with additional work on the roofs if Butler Roofing will extend the bid they gave us last year. Seconded by Mr. Zirbel. The motion passed unanimously.

Mr. Ducrocq stated that it would appear the association is paying too much for the phone system. Mr. Paprocki stated he will be pulling the contract for review.

## **ADJOURNMENT**

Mr. Zirbel moved the Board adjourn the meeting at approximately 8:30 p.m. Seconded by Mr. Schaefer. The motion passed unanimously.