

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
NOVEMBER 01, 2018**

APPROVED MINUTES

Present: David Allen, President
Tom Schaefer, Treasurer
Carolyn Norris, Secretary
Nancy Ford, Director
Craig Zirbel, Director

Absent: Jim Bissonett, Vice President
Luc Ducrocq, Director

Staff: Larry Paprocki, Director
Lora Stacy, Accountant

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

A Saddleback resident expressed her concern that the lights in the common areas and at the entryways to each neighborhood, that are now on a manual kind of system, have been going out during storms, and there have been times of darkness in these areas. She stated that she would like to see light sensors put in to turn on the lights.

A Saddleback resident also expressed her concern that when she and her husband walk on the path past the tennis courts to the pool area, on Saturday and Sunday mornings, often the gates are left ajar especially the one by the bathrooms and main ramada. She inquired if the cameras capture this area.

Mr. Paprocki reported that Stonegate Community Center uses mechanical clocks and during adverse weather, if the breakers trip, the breakers are reset and the clock timers are readjusted. He indicated SCA had both timers and photo eye sensors. The complaint on the sensors was inconsistent “on times” when used. The timers were more effective.

Mr. Paprocki advised that the cameras do not have the ability to capture who doesn’t shut the gates. He stated that quite often he finds the gates not closed. He further stated that it is an issue of homeowners thinking of their own convenience, and not the safety of others.

President Allen suggested putting a friendly reminder in the next newsletter that residents not leave the gates to the pool ajar for the safety of our children.

In a response to a question from President Allen, Mr. Paprocki advised that Maricopa County came out last week and the SCA passed all of the gate criteria when properly closed.

MINUTES

August 23, 2018, Board Meeting

Ms. Ford moved the Board approve the August 23, 2018, Board of Directors meeting minutes as presented. Seconded by Ms. Norris. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending September 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 Ms. Norris. The motion passed unanimously.

Approve 2019 Operating Budget

Mr. Schaefer reported that the 2019 Operating Budget has been reviewed by the Board and Finance Committee in a joint meeting.

Mr. Schaefer moved the Board approve the 2019 Operating Budget and set the fee total at \$193.00 with operating \$158.00 and reserve \$35.00. Seconded by Ms. Ford. The motion passed unanimously.

Approve 2019 Reserve Study

Mr. Schaefer stated the 2019 Reserve Study has been reviewed by the Finance Committee.

Mr. Schaefer moves the Board approve the 2019 Reserve Study. Seconded by Ms. Norris. The motion passed unanimously.

Approve 2019 Roadway Work

Mr. Paprocki stated the Physical Property Committee and Finance Committee have reviewed the 2019 Roadway Expense and request Board approval.

Mr. Schaefer moves the Board approve the 2019 Roadway Expense. Seconded by Ms. Norris. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki stated the Board allocated \$10,000 to the Physical Property Committee to get input and renderings from professionals on a workout facility. He further stated that two different architectural firms were used and they submitted very similar designs with freestanding buildings. These renderings were sent to contractors for estimates and the cost was over one and a half million dollars. The Committee felt the workout facility did not make sense because the cost was too high and there were nearby workout facilities with low monthly fees. The construction would require a special assessment of the membership. He responded to questions and comments from the Board members regarding the workout facility.

The consensus of the Board was that the homeowners deserve to know the workout facility was given a fair shot regardless of the expense and what their decision was based on. The Board directed Mr. Paprocki to include information regarding this issue in the Annual Report, and that no further action will be taken at this time.

Mr. Paprocki reported he sent out one 10-Day Notice letter in September to a Reserve Resident; palm tree matter resolved. He further reported six 10-Day Notices were sent in October. He added all concerned landscape issues have been reviewed with the appropriate action taken.

Mr. Paprocki reported that two Bronze Statues located in the pond required structural reinforcement. The remaining statues were in good condition. He further reported the work would be completed tomorrow. The pond will be refilled on Friday, November 2, 2018.

Mr. Paprocki provided an update on the storm damage tree replacement. He reported 38 trees have been planted as of October 31, 2018. Locations are being marked for the remaining authorized replacement trees. Four types of trees have been selected, which are the Palo Verde (museum), Jacaranda, Pistachio, and Evergreen.

Mr. Paprocki reported the winter turf conversion began the week of October 10th with scalping. The first and second seeding have been done. The second mowing is this week. He further reported that overall the turf looks good.

Mr. Paprocki reported the two replacement palm trees are scheduled to arrive tomorrow, November 2, 2018, at 7:00 a.m. Planting should be completed by 3:00 p.m.

Mr. Paprocki reported the winter hours for the Tennis Courts and Pickleball courts are in effect from 7:30 a.m. to 10:00 p.m. He further reported that presently, there are three USTA leagues playing at Stonegate with most of the players being guests. It has been suggested any USTA play be charged a per guest charge of \$4 or \$5 and no charge to a

Stonegate resident. He explained the fees could be collected by the resident playing and delivered to the Community Center. It has been reported that we have some of the best courts in the Valley. He noted that Scottsdale Ranch charges \$4 per player. He responded to questions and comments from the Board members regarding this issue.

President Allen stated that the community is not in the business to be a Tennis Center and the courts are for the residents use.

Mr. Paprocki reported that he has received a request from the Tennis Academy to use the courts. He further reported this request should not be permitted because it is a business operation that would permit non-Stonegate players use. The Board concurred that this type of request is not permitted.

The consensus of the Board is that the one resident per court rule needs to be enforced and they will allow the USTA leagues playing at Stonegate to finish the season. Afterwards, USTA league play will not be permitted.

Mr. Paprocki provided an update regarding Safeguard gate hours and signage. He reported that he has scheduled a meeting with Shawn and Chris, his contacts at Safeguard, to visit the phone center to review their operation, response and data to ensure proper telephone entry service. He will also be reviewing the gate signage. He stated at the next Board meeting he would present the recommended signage.

President Allen stated the Retreat Gate needs a sign that says for residents only.

Mr. Paprocki reminded the Board there would be an Executive Session following this meeting.

COMMITTEE REPORTS

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

ADJOURNMENT

Mr. Schaefer moved the Board adjourn the meeting at approximately 7:10 p.m., into Executive Session. Seconded by Ms. Norris. The motion passed unanimously.