

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
JANUARY 17, 2019**

APPROVED MINUTES

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

Absent: Carolyn Norris, Secretary

Staff: Larry Paprocki, Director
Lora Stacy, Accountant
Catherine Bryson, Communications

Also Present: Stonegate Residents

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

President Allen welcomed and thanked all of the residents for their attendance, and outlined the ground rules for providing testimony during the residents' forum.

Jane Picoult, Retreat, stated that she feels it is a privilege to live in a community that can claim 24/7 manned gates as few communities can. She presented the Board President with a petition of 208 residents that are opposed to the reduction of hours of the main gate. She inquired why the change was implemented, and why was the community not contacted about the change? Does this open the Board to make other changes without polling the community?

Stewart Goldberg, Vintage, read Section 2.7 of the Bylaws noting the petition presented this evening contains enough signatures to put this issue on the ballot.

John Hearn, Reserve, expressed his concern regarding the staffing change for the guard at the gate. He stated one of the reasons he moved to Stonegate was for the 24/7-access controlled community. He inquired as to the underlying reason for the change. He further stated that he sees this change as a downgrade to the community and this change will harm the community. He commented that he would urge the Board to relook at this issue for the long-term interest of the community.

Arnold Hoffman, Heritage, stated that he and his wife moved to this community for this security, and as seniors they are concerned about security. He further stated that he would be willing to pay a bit more for a manned gate.

Abe Orlick, Timarron, stated that people say having a guard at the gate is not security but perception is reality and people feel more comfortable especially seniors. He inquired what happens if someone arrives at 2 AM and the gate key does not work. He further stated that many people moved here because it is a gated community.

A Stonegate resident expressed concern about the change in staffing hours. He further expressed his concern regarding what happens if the gate device does not work or there is a power failure during the hours the gate is not manned. The resident noted this is a situation of being penny wise and pound-foolish. The resident further noted that this would reduce their property values.

A Stonegate resident stated the money homeowners could save on their insurance by having a 24/7 manned gate would offset the cost the community is saving. He inquired what the reasons behind the Board's decision were.

President Allen provided information regarding the Board's reasoning and decision regarding the staffing change for the guard gate.

Jeff Gerber, Tradewinds, provided information on ways the community could save money. He stated that he felt there are too many people working at Stonegate, both in administrative and maintenance. He expressed his concern regarding the trimming of the palm trees. He inquired how many bids the association received for security.

President Allen advised that all contracts go out for bid.

Myron Picoult stated with the upcoming Board of Directors election, he would suggest a meet and greet for the Board candidates to interface with the community.

President Allen stated the Board will discuss having a candidate meet and greet later in the meeting.

A Retreat resident stated that there are nights her husband comes home late and inquired what happens if the gates are not working. President Allen stated her husband could make a phone call.

John Aoli, Tamarack, expressed his concerns regarding the quality of the gate personnel. He provided information regarding incidents where people were let into the community last December without his authorization.

Renee Wagner, Tradewinds stated one of the reasons they moved here was for the 24 hour security and she does not want Stonegate to be perceived as a community without 24/7 security as they have already paid for it and they want it back.

David Dunn, Saddleback state that it is important for people to understand the difference between security and controlled gate access so there are not liability issues.

Erin Stanton, Reserve stated they were attracted to the community because of the safety provided by the 24/7 guarded gate.

MINUTES

November 29, 2018, Board Meeting

Ms. Ford moved the Board approve the November 29, 2018, Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. 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, 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.

Mr. Schaefer reported a joint meeting with the Board and Finance Committee is scheduled for February 14, 2019.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki provided an update on the Retreat issue. He reported the resident does not accept the Board's decision and will be attending the next meeting. He further reported that there also maybe an executive session held to discuss this matter.

Mr. Paprocki provided an update on the Vintage on-street parking issue. He reported the resident requests a hearing with the Board, and to not have the fines imposed. He further reported this resident has waived his right to take action by failing to respond to the letter within the stated time frame. He stated the homeowner could come and speak at the resident forum but not on the parking issue since he waived his rights to be heard.

Mr. Paprocki provided an update on the appeals process for the common area property assessments.

Mr. Paprocki reported the County Health Department checked out the pool and it passed their inspection.

Mr. Paprocki reported that the Nominations and Election Committee met and interviewed six applicants for the four Board positions available in 2019. The six applicants were approved and are being slated as the 2019 candidates.

The Board discussed the concept of a meet and greet for the 2019 Board Candidates. The consensus of the Board members is that this is a good idea. Mr. Paprocki advised the he will task the Nominations and Election Committee with setting up the candidates meet and greet.

BOARD ACTIONS

Mr. Paprocki provided an overview of the proposed executed consultant agreement between Ed Pudhomme, tennis construction consultant and the Stonegate Community Association to address construction for Retreat tennis courts 6 and 7. He responded to questions and comments from the Board members regarding this request.

Mr. Schaefer moved the Board ratify the proposed executed consultant agreement between Ed Pudhomme, tennis construction consultant and the Stonegate Community Association to address construction for Retreat tennis courts 6 and 7 in the amount of \$750.00. Seconded by Mr. Ducrocq. The motion passed 6-0.

Mr. Allen reported the Executive Director is requesting Board approval to revise the existing collection and enforcement policy from 60 days to 45 days to deactivate devices. Mr. Paprocki responded to questions and comments from the Board members regarding this request.

Mr. Zirbel stated he is not in favor of the proposed change.

Mr. Bissonett moved the Board approve the revisions to the existing collection and enforcement policy from 60 to 45 days to deactivate devices. Seconded by Mr. Ford. The motion passed by a vote of four (4) to one (1) with Mr. Zirbel dissenting.

COMMITTEE REPORTS

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

NEW BUSINESS

President Allen stated with regard to the number of residents who signed the petition presented to the Board regarding the guard gate changes, the Board has the following two options: One, to put this matter on the ballot for vote, and two, the Board can enact the change. Discussion ensued regarding the two options.

Mr. Bissonett moved the Board maintain the 24/7 manned gate. Seconded by Mr. Schaefer. The motion passed unanimously.

ADJOURNMENT

Mr. Bissonett moved the Board adjourn the meeting at approximately 7:40 p.m., into Executive Session. Seconded by Mr. Schaefer. The motion passed unanimously.