

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
May 23, 2019**

APPROVED MINUTES

Present: David Allen, President
Craig Zirbel, Vice President
Nancy Ford, Treasurer
Lori Condon, Secretary
Jim Bissonett, Director
Gene Evans, Director

Absent: Luc Ducrocq, Director

Staff: Lora Stacy, Assistant Executive Director/Accounting Manager
Catherine Bryson, Communications Coordinator

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 the residents' forum.

Eric Steiner, Retreat, stated he has issues with the new prime time tennis hours. He stated there is no shortage of courts at 10:30 a.m., as the women's group states. He feels that one resident should be able to book an 8:30 a.m. and 10:00 a.m. time slot.

President Allen explained that prime time hours were evaluated and recommended by the Social/Recreational Committee chaired by Sherre Phillips. Mr. Evans volunteered to speak with Eric Steiner, Sherre Phillips and the ladies' group to see how to settle this matter.

Robert Schneiderman, Tradewinds, stated his neighbor's house at 11668 E. Sorrel Lane is overgrown and the resident still continues to feed the birds. He stated there are now rats in the area. He consulted with a realtor and he has a loss of approximately \$150,000 if he tries to sell his house.

Jeff Gerber, Tradewinds, stated he has seen the rats and this is an emergency situation. He feels the shrubs should be cut so the homeowner can't hide behind the shrubs to feed the birds.

Ms. Stacy stated she has sent a letter to the homeowner regarding complaints of bird feeding and rodents spotted on the property.

Arnie Siegel, Tradewinds, stated the bird feeding should have been rectified. The homeowner is in violation against the regulation that was put into place last year.

President Allen explained that the Board governs by the CC&R's and needs to follow the proper process and procedures. If the resident is in violation, SCA can take enforcement action.

MINUTES

April 25, 2019, Board Meeting

Mr. Bissonett moved the Board approve the April 25, 2019, Board of Directors meeting minutes as presented. Seconded by Mr. Evans. The motion passed unanimously.

April 25, 2019, Executive Session Board Meeting

Mr. Evans moved the Board approve the April 25, 2019, Executive Session Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

TREASURER'S REPORT

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending April 30, 2019. She advised that she has reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Ms. Ford stated the resale of homes has brought in \$76,000 in property transfer fees. These fees were allocated to the 24-hour gate service and the storm damage recovery. Going forward, the property transfer fees will be going into the Reserve fund.

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

ASSISTANT EXECUTIVE DIRECTOR'S REPORT

Ms. Stacy reported on Reserve Lot 17 and a solar flower device that was approved by the Architectural Committee in November 2018. The neighbors to the rear of the property are requesting the structure be moved out of the sight of their properties.

President Allen stated by law, SCA is not allowed to deny solar. SCA is not allowed to force a homeowner to change location if it will add cost or diminish efficiency. President Allen directed Ms. Stacy to contact legal counsel to draft a letter to send to the homeowners.

Ms. Stacy provided an update on Safeguard. Training is continuing by bringing a 17-year veteran Officer in Charge from another gate to work with our gate attendants in the near future.

Mr. Bissonett requested Lora to find out when Safeguard's contract ends.

Ms. Stacy provided detail of the 2019 Reserve projects based upon the Hughes Reserve Study that was approved in November 2018. Evaluation of projects will continue over the course of the next few months.

Ms. Stacy reported two palm trees on Mt. View Rd. are under distress and are under close monitoring.

Ms. Condon requested to check to see if they are still covered under warranty.

Ms. Stacy reported the common area palm tree trimming work has been completed and homeowners are required to trim their palm trees by June 30th.

Ms. Stacy reported the fencing has been repaired at the recreational courts. Evaluation of drainage has not yet been scheduled.

Ms. Stacy reported on the SCA website redesign project. The committee met to discuss hosting providers, platforms and layouts. SCA will be obtaining 3 bids for the redesign.

Ms. Stacy reported on the revision of SCA's personnel manual. The HOA's law firm provided an estimate between \$3,000 and \$4,000. Jaburg & Wilk, President Allen's law firm quoted \$1,750. Ms. Ford moved to approve Jaburg & Wilk. Seconded by Mr. Evans. The motion passed 5-0 with President Allen abstaining.

Ms. Stacy reported that it is not uncommon to have some tracking with fresh seal coat. Tracking is more prevalent in residential streets because of the heavy abuse that larger trucks cause when they are turning in the tight cul-de-sacs and corners.

BOARD ACTIONS

Approve Pinnacle Paving for Roadway Work

Ms. Stacy reported the Finance Committee and Physical Property Committee are recommending the approval of Pinnacle Paving for SCA's 2019 Roadway projects in the amount of \$139,199.

Mr. Evans moved the Board approve Pinnacle Paving for the roadway work. Seconded by Ms. Ford. The motion passed unanimously.

Approve Renewal of CNA D&O Insurance Policy.

Ms. Stacy reported the Finance Committee is recommending the approval of the renewal of the CNA D&O Insurance Policy for \$8,295.

Mr. Evans moved the Board approve the renewal of the CNA D&O Insurance Policy. Seconded by Ms. Ford. The motion passed unanimously.

Approve Appointment of Committee Members

Ms. Stacy is requesting the Board approve the Appointment of the attached list of Committee Members.

Mr. Evans moved the Board approve the Appointment of Committee Members. Seconded by Mr. Bissonett. The motion passed unanimously.

COMMITTEE REPORTS

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

NEW BUSINESS

President Allen reported that Mr. Ducrocq has missed the last three Board meetings in a row. Mr. Evans stated that Mr. Ducrocq has been traveling a lot due to business. President Allen will reach out to him to see if he is still interested in continuing on the Board.

Ms. Ford requested the status of the pine tree in the Retreat that had been cut by a neighbor. Jeff Begnoche looked at the tree and he would recommend the homeowner have an arborist watch the tree. He believes the tree is slowly dying.

The Board discussed the summer schedule and agreed to break for the July and August meetings. The next meeting is scheduled for June 27th.

ADJOURNMENT

Mr. Bissonett moved the Board adjourn the meeting at approximately 7:15 p.m. Seconded by Mr. Evans. The motion passed unanimously.