

**STONEGATE COMMUNITY ASSOCIATION  
2014 ANNUAL HOMEOWNERS MEETING  
STONEGATE COMMUNITY CENTER  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
MARCH 20, 2014**

**APPROVED MINUTES**

**PRESENT:** Edward Katz, President  
Lori Condon, Vice President  
Nancy Ford, Treasurer  
David Allen, Director  
Don Levitt, Director  
Leroy Rhein, Director

**STAFF:** Larry Paprocki, Director  
Dolly Singh Heeralall, Office Manager  
Robin Hackett, AV

**ALSO PRESENT**

Stonegate homeowners

**WELCOME & INTRODUCTION**

President Katz called the 2014 Annual Homeowners Meeting to order and thanked the homeowners for their attendance at the meeting. He introduced the Board Members.

President Katz introduced the Community Association Staff.

**QUORUM REQUIREMENT**

The first item of business was verification of the quorum requirement. Eugene Evans, Nomination and Election Chair advised that the Quorum Requirement has been fulfilled, as 1/10<sup>th</sup> of the membership is present, or has already voted, which are at least 92 members. As such, this is a proper and duly called meeting.

**APPROVAL OF THE 2013 MINUTES**

Sandra Kurlander moved to waive the reading of the 2013 minutes, (furnished to all in attendance) and called for approval as presented. Seconded by Tom Schafer. The motion passed unanimously.

## **PRESIDENT'S REPORT**

President Katz reported that he is completing his third year on the Board and has one year remaining. This past year, he has had the pleasure to serve as your Board President. He further reported that he has been assisted by dedicated Board members. He stated that he would like to recognize our Treasurer, Nancy Ford, for her outstanding leadership on the Finance Committee and providing insightful reports to the Board. He further stated that he would like to thank and recognize our committee volunteers. He commented that we are fortunate to have a staff that administers the daily operations in an efficient manner. He thanked staff for their efforts to help maintain our wonderful Community.

President Katz provided information on Stonetate's long-term projects that will keep this a quality residential community that we are proud to call home.

President Katz advised that Deena Goldstein has put together a video montage of the year's activities and events.

The homeowners watched the video montage.

## **TREASURER'S REPORT**

Ms. Nancy Ford stated that everyone has been sent a copy of the audit balance sheet in the Annual Report. She provided a brief review of the expenditures and income. She advised that there is an operating surplus and it is required for the Board to vote on rolling forward surplus, based on Revenue Ruling 70-604. She further advised that the Association relies on surplus to fund operating expenses in future years and by doing so avoid taxation.

Mr. Tom Schafer moved the Board approve rolling forward of surplus funds into the next calendar year, 2014, based on Revenue Ruling 70-604 to satisfy the IRS. Seconded by Ms. Lucy Spsychalski. The motion passed unanimously.

## **SPECIAL RECOGNITION PRESENTATION**

President Katz acknowledged the efforts of retiring Board member Lori Condon. President Katz presented Lori with a recognition award for her service.

President Katz stated that each year the Association recognizes very special people for their contributions to the community and to thank them for all the time they have volunteered. He announced that Sherre Phillips has been selected as the Community Volunteer of the Year.

## **NOMINATION & CASTING OF BALLOTS**

President Katz introduced the 2014 Board Candidates:

Cary Weissman  
Jean-Claude Moreau  
Don Levitt  
David Allen

President Katz introduced the Nomination and Election Committee as follows:

Eugene Evans, Chair  
Carol Dolohanty  
Michael Cavanaugh  
Steve Lipps

## **ELECTION RESULTS & CERTIFICATION**

Vice President Condon announced the election results of the Board of Directors election and provided certification form for 2014/2015.

Cary Weissman  
Jean-Claude Moreau  
Don Levitt  
David Allen

## **OPEN DISCUSSION**

President Katz inquired if any residents would like to address the Board, asking them to state their name for the record.

Mr. Tom Schafer expressed his concern that the City of Scottsdale was cutting the service for brush and waste pickup from once a month to every other month. He stated now that the community is over 20 years old a lot the trees are looking overgrown and he thought the Community Association should look into taking further action and have more control to ensure people keep their property looking a younger age.

Mr. Roman Spychalski inquired if the HOA had a policy regarding where solar panels can be placed. Mr. Paprocki provided information on the Federal Law and guidelines that govern solar panels.

Mr. Roman Spychalski expressed his concern that more than one car at a time passes through a gate. He stated that he felt this could pose a security problem. Mr. Paprocki provided information regarding why more than one car at a time is able to enter the gate. He stated that he would have the timing checked.

Mr. Jean-Claude Moreau expressed that there are so few residents who volunteer and felt we should try to get more volunteers.

## **ADJOURNMENT**

President Katz thanked everyone for their attendance at the 2014 Annual Homeowners Meeting.

Mr. Tom Schafer moved to adjourn the Stonegate Community Association Annual Meeting at 7:40 p.m. Seconded by Ms. Lucy Spychalski

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
MARCH 20, 2014**

**Approved Minutes**

**PRESENT:** Edward Katz, President  
Lori Condon, Vice President  
Nancy Ford, Treasurer  
David Allen, Director  
Don Levitt, Director  
Leroy Rhein, Director

**STAFF:** Larry Paprocki, Director  
Robin Hackett, AV

**CALL TO ORDER**

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 5:00 p.m., noting the presence of a quorum.

**Annual Meeting Minutes, Annual Report & 2014 Annual Meeting Script**

Mr. Paprocki advised that the Annual Meeting Minutes, Annual Report and 2014 Annual Meeting Script was included in the Board packet. He provided a brief review of the annual meeting script.

**TREASURER'S REPORT**

**February Financials**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending February 28, 2014. She advised that she 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 that the Board will be requesting, at the Annual Meeting, that the Stonegate Community Association members vote to roll over excess funds into the next year 2014 to meet IRS regulations.

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding the delinquent accounts.

Dr. Levitt moved the Board accept the Treasure's Report. Seconded by Dr. Rhein. *The motion passed unanimously.*

### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki reported the Association has received the settlement on the LED lamps that have failed. He further reported that the CFL lights will be converted to LED lights.

Mr. Paprocki reported that the resent crack repairs performed on the tennis courts have failed, due to improper installation of the product. Sunland Asphalt has agreed to perform the repairs and resurfacing of the courts at no additional cost to the Association. This warranty repair work will begin the last week of May and will take about six days to complete.

Mr. Paprocki provided an update on the status of the reserve projects. He also provided an update on the 112<sup>th</sup> Street Equestrian Trail wall project.

### **COMMITTEE REPORTS**

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

### **DISCUSSION/NEW BUSINESS**

In response to question from Ms. Condon, Mr. Paprocki provided information on the slip and fall that occurred at the pool.

Mr. Allen stated that people parking in front of the mailboxes in the Retreat continues to be an issue. He suggested painting no parking in front of the mailboxes. Mr. Paprocki stated the intent is to do striping in that area.

### **ADJOURNMENT**

Ms. Condon moved to adjourn the meeting at 5:25 p.m. Seconded by Mr. Allen. *The motion passed unanimously.*

**Board of Directors  
Election of Officers Meeting  
Sunday, March 30, 2014**

**Approved Minutes**

**Present:**

Ed Katz	Cary Weissman
Nancy Ford	Jean-Claude Moreau
Don Levitt	Leroy Rhein
David Allen	

**Staff:**

Larry Paprocki, Executive Director

**Call to Order**

The meeting was called to order by Katz at 8:30 AM.

**Election of Officers**

Ed Katz, President  
Don Levitt, Vice President  
Nancy Ford, Treasurer  
David Allen, Secretary

Leroy Rhein, Architectural Committee Chair

Paprocki explained that the Architectural Guidelines permits 5-7 members on the Architectural Committee, which includes the Committee Chair. Eight individuals have expressed interest in serving on the committee. The Board requests that each individual submit a brief summary indicating their experience and why they wish to be an Architectural Committee member. The Board will review the information and will appoint 6 members accordingly.

The Board instructed Paprocki to contact the Community Association financial institutions to inform them of the newly appointed 2014 Board members and to have signature cards prepared. Each Director's driver's license was photocopied.

With no further business, the meeting was adjourned at 9:05 AM.

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
APRIL 24, 2014**

**Approved Minutes**

**PRESENT:** Edward Katz, President  
Don Levitt, Vice President  
Nancy Ford, Treasurer  
David Allen, Secretary  
Jean-Claude Moreau, Director  
Cary Weissman, Director

**ABSENT:** Leroy Rhein, Director

**STAFF:** Larry Paprocki, Executive Director  
Stephanie Castiglia, AV

**CALL TO ORDER**

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 6:00 p.m., noting the presence of a quorum.

President Katz introduced the new employee Stephanie Castiglia who is present this evening and will be operating the audiovisual equipment.

**MINUTES**

**March 20, 2014 Board Meeting**

**March 30, 2014 Election of Officers Board Meeting**

President Katz reviewed his corrections to the minutes.

Ms. Ford moved the Board approve the March 20, 2014, Board of Directors meeting minutes as amended. Seconded by Dr. Levitt. *The motion passed unanimously.*

Mr. Moreau moved the Board approve the March 30, 2014, Board of Directors meeting minutes as presented. Seconded by Dr. Rhein. *The motion passed unanimously.*

## TREASURER'S REPORT

### March Financials

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending March 31, 2014. She advised that she reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding the delinquent accounts.

Mr. Paprocki reported there was an unplanned reserve expense. He further reported after the shrubs and bushes were trimmed down the common walls did not look so good and they immediately started painting the walls. The painting is being done in-house. The paint material cost is estimated to be \$7,500-\$10,000. The Finance Committee requested labor cost be included in the projected expense. Mr. Paprocki estimated labor would be \$10,000 to 12,500 for a total cost of \$22,500. He requested the Board approve this as an addition to the Reserve Budget.

Mr. Allen stated that because this is a significant amount of money, he would think at the very least an email could have been sent to the Board members prior to proceeding with this project. Ms. Ford explained that this painting project got more expensive than expected because a lot more paint was needed than they originally thought. Mr. Paprocki stated he would send an e-mail to the Board making them aware of future situations.

Mr. Weismann moved that the Board approve the addition to the Reserve Budget of \$22,500 for the common wall painting. Seconded by Mr. Moreau. *The motion passed unanimously.*

Mr. Paprocki provided information on the additional work that the roadways will require resulting in the request to increase the Roadway Reserve budget.

Ms. Ford moved that the Board approve a Roadway Reserve Budget increase of \$5,850.00 to cover the additional work required. Seconded by Dr. Levitt. *The motion passed unanimously.*

Mr. Allen moved the Board accept the Treasure's Report. Seconded by Dr. Levitt. *The motion passed unanimously.*

## EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki provided an update on Phase II of the on-going landscape project. He reported the plant removal project and the turf and drip irrigation project are completed. He further reported shell rocks will be added and plants (desert and semi-arid) will be



installed. He added that the electrical wiring is scheduled to be replaced and the light fixtures to be relocated.

President Katz read an email from Dr. Lee Rhein requesting the Board consider speeding up the landscaping on Stonegate Circle to the East Gate to create a finished elegant look. Discussion ensued regarding this matter. The Board directed Mr. Paprocki to instruct the Finance Committee to look into the financial aspect of this request and report back to the Board.

Mr. Paprocki reported the roadway contract has been signed and we are waiting to receive a work schedule. He further reported that community emails and postings would begin in May notifying homeowners of the roadway work. He advised that included in the financial package under Reserve Report is the cost of the additional work in the Reserve subdivision.

Mr. Paprocki provided an update on the pool equipment renovation noting that the new heater was ordered and a \$15,000 down payment was required. He reported that all of the equipment has been ordered and will be delivered before the project begins on Tuesday, May 27th. He further reported that the pool and spa will be drained and surface work will be performed.

Mr. Paprocki reported work on Tennis Courts 3, 4 and 5 will begin on Tuesday, May 27th and expected work time is 4 to 5 days. He further reported afterwards, Tennis Courts 1 and 2 repairs and resurface work will begin and the expected work time is 3 or 4 days.

Mr. Paprocki provided an update on the 112<sup>th</sup> Street Equestrian Trail tree removal project. He reported letters were mailed to eight abutting homeowners along the trail regarding possible tree removal seeking their input. He further reported that five of the homeowners contacted SCA to schedule individual meetings at their properties. Four of the homeowners understood the reason for the trees to be removed due to the wall being damaged. One homeowner requested the tree not be removed and was advised they would have to sign a hold harmless to SCA and they would be responsible for future wall repairs. They agreed to the tree removal adjacent to their property.

Mr. Paprocki stated the bid to remove the nine trees was \$5,400. He further stated he recommends removal before further structural wall damage can occur. He advised that he solicited a wall repair bid from the contractor who repaired the Windemere entry wall. They conducted a side inspection and determined six areas needed to be repaired. He further advised the bid was in the amount of \$8,400.00. Both of the expenses would be operating unplanned budget expenses.

Dr. Levitt moved the Board approve \$5,400 to remove 9 trees and \$8,400 to repair the walls. Seconded by Ms. Ford. *The motion passed unanimously.*

Mr. Paprocki reported that Communication Services Coordinator, Deena Goldstein has submitted her resignation so she can work with her husband in promoting his growing

business. He further reported in her tenure with SCA, major improvements have been made to our Website, community e-mail and social event planning.

Mr. Paprocki stated two applicants for the Communication Services Coordinator have been scheduled for interviews on Monday, April 28<sup>th</sup>. He stated that he would like to thank Mike Flamer for his assistance in placing this opening on his job locator websites and assistance with screening the applicants.

Mr. Paprocki reported the Spring Fling would be held Sunday, April 27<sup>th</sup> from 11:00 a.m. to 2:00 p.m.

Mr. Paprocki provided an update on the Regent homeowner's sidewalk repair. He responded to questions and comments from the Board members regarding this issue.

Mr. Paprocki reported that he met with Centurylink representatives regarding the office phone system and high-speed Internet. Discussion ensued regarding this issue with Mr. Paprocki stating that Internet speed needs to be increased. Mr. Paprocki stated he would contact Cox to determine what they can provide to Stonegate as well.

## **BOARD ACTIONS**

### **Committee member Appointments**

President Katz requested this matter be withdrawn.

## **COMMITTEE REPORTS**

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

President Katz reported that the Health Fair was a success.

President Katz advised a letter was received from a homeowner thanking Mr. Paprocki for helping with gate access. Discussion ensued regarding why gate access works in some cars and not others.

## **NEW BUSINESS**

President Katz reported last year the Board did not have a meeting in July. Discussion ensued and the consensus was to cancel the July Board meeting.

## **ADJOURNMENT**

Mr. Moreau moved the Board adjourn at 7:15 p.m. Seconded by Mr. Weissman. *The motion passed unanimously.*

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA**

**BOARD OF DIRECTORS MEETING  
MAY 22, 2014**

**PRESENT:** Edward Katz, President  
Don Levitt, Vice President  
Nancy Ford, Treasurer  
Jean-Claude Moreau, Director  
Leroy Rhein, Director  
Cary Weissman, Director

**ABSENT:** David Allen, Secretary

**STAFF:** Larry Paprocki, Director  
Stephanie Castiglia, AV

**CALL TO ORDER**

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 6:00 p.m., noting the presence of a quorum.

**MINUTES**

**April 24, 2014 Board Meeting**

President Katz and Mr. Weissman reviewed their corrections to the minutes.

Dr. Levitt moved the Board approve the April 24, 2014, Board of Directors meeting minutes as amended. Seconded by Dr. Rhein. *The motion passed unanimously.*

**TREASURER'S REPORT**

**April Financials**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending April 30, 2014. She advised that she reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding the delinquent accounts.

Mr. Paprocki provided an update on Phase II of the on-going landscape project. In response to a question from President Katz, Mr. Paprocki presented information on how the labor costs for this project are being tracked and allocated.

Ms. Ford stated there was a request that the Board considers speeding up the timeframe on the landscaping on Stonegate Circle to the East Gate and the Board instructed the Finance Committee to look into the financial aspect of this, as well as the East Gate entrance landscape improvement and report back to the Board. She further stated that the committee felt they could not make that commitment due to the other planned projects so this request will be placed in the pending review category.

Dr. Rhein moved the Board accept the Treasurer's Report. Seconded by Dr. Levitt. *The motion passed unanimously.*

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki provided an update on the reserve projects. He reported that multiple community e-mails have been sent on Roadway Reconstruction and Maintenance, Pool/Spa Equipment Replacement and Tennis Court Repairs and Re-surfacing. He further reported that all projects will begin on Tuesday, May 27th.

Mr. Paprocki provided an update on the scheduled roadway concrete work that begins on Tuesday within the Retreat and Reserve. He reported that the homeowners have been notified. He responded to questions and comments from the Board Members regarding this project.

Mr. Paprocki reported that all pool and spa equipment will be disconnected and removed from the pump house on Tuesday and work will begin at 5:00 AM. The concrete floor will be jack hammered out and removed from the pump house. All underground pipes will be exposed and relocated with new stub out locations. Afterwards, AB will be used to conceal pipes. All drywall will be removed and replaced with outdoor T11 siding. Pre-cast slabs for equipment placement will be put in place on Thursday. On Friday a new heater will be put in place along with the other equipment. Electrical and plumbing will be done on Saturday and Monday. The pool and spa will be drained for work on Thursday, Friday and Saturday. The pool and spa will be refilled possibly Saturday late afternoon or Sunday morning. The refill time takes 22 hours. The pool and spa will start-up on Tuesday or Wednesday. The stabilization of the chemicals will be completed by Thursday. The pool will be open by Friday, June 6<sup>th</sup>. He further reported this schedule is subject to change due to the unknown condition of the underground piping.

Mr. Paprocki advised that the Maricopa County remodel permit application has been submitted. He further advised that concerns have been expressed regarding closing the pool the day after Memorial Day.

Mr. Paprocki reported that the warranty work on Tennis Courts 3, 4 and 5 will begin Tuesday and should be completed on Saturday. These courts will be ready for play on Sunday. He further reported that Tennis Courts 1 and 2 will be closed on Monday and it is expected the work will take five working days. These courts should be ready for play on Saturday, June 7th.

Mr. Paprocki included in the Board packet a legislative summary prepared by Shaw and Lines on the new laws affecting Community Associations for their review.

Mr. Paprocki stated Verizon Wireless has submitted an application with the City of Scottsdale to replace the existing antennas with newer antennas due to the changes in technology. He further stated that he will contact the city to inquire about the application, however, with what has been provided the change should not have a significant impact.

Mr. Paprocki provided an update on the 112<sup>th</sup> Street Equestrian Trail. He reported the nine trees planted along the trail have been removed and the wall repair will begin shortly. He further reported that three homeowners are involved in the wall repairs. Each repair will take two days to demo, rebuild and stucco. The wall painting will occur after 12 days of cure time.

Mr. Paprocki stated that he was contacted by the swim lessons contractor regarding complying with the recreation guidelines regarding what constitutes a Stonegate resident or guest. He further stated that he called her and discussed this issue and she now has a clear understanding. Discussion ensued and it was noted that there are different sets of rules for public and private and if they start letting people, who fall in different categories there may be liability issues.

Mr. Paprocki reported that concerns have been expressed by a few homeowners regarding the fountain feature and it was suggested the lower water tiers be removed and converted to planters. This would prevent individuals from using the tiers as a shortcut to the spa.

## **BOARD ACTIONS**

### **Committee member Appointments**

President Katz requested the Board approve the Committees Member appointments as follows:

#### **ARCHITECTURAL COMMITTEE**

Leroy Rhein	Board Member/Chairman
Karen Weston	Member
Sandra Kurlander	Member

Frani Wolfe	Member
Arnie Siegel	Member
Jim Grossman	Member
Marsha Stern	Member

#### FINANCE COMMITTEE

Nancy Ford	Board Treasurer/Chairman
Cary Weissman	Board Member/Member
Jim Murphy	Member
Chuck Kaufman	Member
Tom Schaefer	Member
Stu Goldberg	Member

#### NOMINATION & ELECTION COMMITTEE

Eugene Evans	Chairman
Carol Dolohanty	Member
Michael Cavanaugh	Member

#### PHYSICAL PROPERTY AND CONSERVATION COMMITTEE

Don Levitt	Board Member/Chairman
Carroll "Rick" Rickard	Member
Chuck Burtner	Member
Brian McSweeney	Member
John Gianforte	Member
Steve Lipps	Member
Mike Flamer	Member
Gary Friedman	Member

#### SOCIAL/RECREATIONAL COMMITTEE

Sherre Phillips	Chairman
Janny Chan	Member
Robin Fink	Member
Deborah Brass-Donnelly	Member
Al Montgomery	Member

#### VEHICLE CONTROL COMMITTEE

Jean-Claude Moreau	Board Member/Chairman
Ed Katz	Board President/Member
Paul Fein	Member
George Smith	Member

Dr. Levitt moved that the Board approve the Committees Member appointments as listed above. Seconded by Mr. Moreau. *The motion passed unanimously.*

### **COMMITTEE REPORTS**

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

### **NEW BUSINESS**

Mr. Paprocki reported that the Annual Spring Fling was an outstanding event. He further reported that for the first time the cost of the event was almost entirely underwritten by sponsors.

### **ADJOURNMENT**

Mr. Moreau moved the Board adjourn at 7:00 p.m. Seconded by Mr. Weissman. *The motion passed unanimously.*

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
JUNE 26, 2014**

**APPROVED MINUTES**

**PRESENT:** Edward Katz, President  
Don Levitt, Vice President  
Nancy Ford, Treasurer  
David Allen, Secretary  
Jean-Claude Moreau, Director  
Leroy Rhein, Director  
Cary Weissman, Director

**STAFF:** Larry Paprocki, Director  
Stephanie Castiglia, AV

**CALL TO ORDER**

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 6:45 p.m., noting the presence of a quorum.

**MINUTES**

**May 22, 2014 Board Meeting**

President Katz and Ms. Ford reviewed their corrections to the minutes.

Dr. Rhein moved the Board approve the May 22, 2014, Board of Directors meeting minutes as amended. Seconded by Mr. Weissman. *The motion passed unanimously.*

**PRESIDENT'S REPORT**

President Katz reported that the Board met in executive session to discuss a resident's dispute regarding the amount being charged on his SOS bill. The Board was informed that Mr. Paprocki after speaking with the workers that performed the work the bill was adjusted and the amount being charged was lowered. The Board discussed the dispute and the consensus was the SOS bill was reasonable and that the homeowner should pay the adjusted bill.

Mr. Allen moved that the Board notify the homeowner that he pay the adjusted SOS bill. Seconded by Dr. Levitt. The motion passed by a vote of 5 to 0 with Mr. Allen dissenting.



President Katz reported that there will not be a July Board of Directors meeting and the next meeting will be held August 28, 2014. He requested that the Board look at alternative meeting dates for the rest of the year due to holidays and conflicts. The Board discussed alternative dates and the following dates were suggested: Tuesday, September 23, 2014, Thursday, October 16, 2014, Tuesday, November 25, 2014 and Thursday, December 11, 2014.

President Katz complimented Mr. Paprocki on the terrific job he has done in coordinating and planning the roadway work.

Ms. Ford complimented Mr. Paprocki on the great job he has done coordinating the pool renovations noting that most residents did not even know that it happened.

## **TREASURER'S REPORT**

### **May Financials**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending May 31, 2014. She advised that she reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding the delinquent accounts.

Dr. Levitt moved the Board accept the Treasurer's Report. Seconded by Dr. Rhein. *The motion passed unanimously.*

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki complimented all Stonegate staff on the great job they did answering the residents questions regarding the projects.

Mr. Paprocki reported Catherine Bryson is replacing Deena Goldstein as communications coordinator. He further reported Catherine started Monday, June 16<sup>th</sup> and is receiving training on Stonegate's Website from Annette Schaub, our Web designer and Web administrator. He noted that Catherine is also becoming familiar with constant contacts and has been involved in sending out the last two community emails.

Mr. Paprocki reported the roadway reconstruction of the Regent streets was completed on schedule. He further reported that he has received several calls from residents stating how pleased they are with the contractor and with the new road. He added the contractor, Pinnacle, provided the use of their 2,000 gal water truck to flush a Regent storm drain on two different occasions at no charge.

Mr. Paprocki reported in the Reserve and Regent, the gutter, curb and sidewalk removal and replacement is completed. He further reported that the new expanded gutter installed

in the Reserve appears to have resolved the standing water problem in front of one property.

Mr. Paprocki advised that substantial completion notice has been provided by PMIS on the above items. The conditional lien releases have been provided and 90 percent of the contract amount has been paid.

Mr. Paprocki provided an update on the roadway maintenance project. He reported removal and replacement of the asphalt patches were completed last week along with crack resealing. Seal coating in Windcrest, Windemere, Tamarack and Saddleback began last Friday and will be completed this Wednesday. Stonegate Circle and Palomino Road seal coating begins Thursday, 06/26/14 and will be completed Friday, 06/27/14. Roadway striping will be done next Monday, 06/30/14. He further reported that he will request the re-striping at the Retreat mailbox be done. The substantial completion notice will be issued next week. He advised that 90 percent completion payment will be made either the week of July 7<sup>th</sup> or 14<sup>th</sup>.

Mr. Paprocki stated after the completion of all punch list items, the 10 percent holdback will be released. He further stated payment is anticipated to be made by the end of July.

Mr. Paprocki stated that he would suggest the Community Association eliminate four turf areas and three medians due to the water overspray, which causes water stains on the roadway. The landscape re-design was to remove the turf in these areas.

Mr. Paprocki reported that the warranty work on Tennis Courts 3, 4 and 5 was completed on schedule. He further reported the armor fabric on Tennis Courts 1 and 2 was installed and the courts were resurfaced. The warranty work was completed on schedule.

Mr. Paprocki provided an update on the pool and spa equipment renovations. He reported the renovations are complete and have been approved by Maricopa County. The CO2 and oxygenizer are scheduled to be installed within the next two weeks.

Mr. Paprocki provided an update on the 112<sup>th</sup> Street Equestrian Trail. He reported the nine trees have been removed and the wall repairs completed. The stucco repairs will be completed this week and the wall will be painted in the next two weeks.

Mr. Paprocki reported that the cable/rope on the flagpole snapped. He further reported that American Flag & Pole Co. was contracted for repairs and to paint the pole. This work will be completed in the next two weeks at a cost of \$1,543.00. He responded to questions and comments from the Board members regarding these repairs.

## **BOARD ACTIONS**

President Katz reported the Chairman of the Nomination and Election Committee recommends the appointment of Vintage resident Derek Fromm to the committee.

Dr. Levitt moved the Board appoint Vintage resident Derek Fromm to the Nomination and Election Committee. Seconded by Ms. Ford. *The motion passed unanimously.*

### **COMMITTEE REPORTS**

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

### **NEW BUSINESS**

President Katz stated that he has been asked by homeowners regarding the possibility of having additional small flags in other areas of the community on the Fourth of July and Memorial Day.

### **ADJOURNMENT**

Mr. Allen moved the Board adjourn at 7:40 p.m. Seconded by Dr. Levitt. *The motion passed unanimously.*

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
AUGUST 28, 2014**

**APPROVED MINUTES**

**PRESENT:** Edward Katz, President  
Don Levitt, Vice President  
Nancy Ford, Treasurer  
David Allen, Secretary  
Jean-Claude Moreau, Director  
Leroy Rhein, Director  
Cary Weissman, Director

**STAFF:** Larry Paprocki, Director  
Stephanie Castiglia, AV

**CALL TO ORDER**

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 5:30 p.m., noting the presence of a quorum.

**PRESIDENT'S REPORT**

President Katz reported prior to the start of this meeting, there was a presentation from representatives from Miracle League of Arizona during which they thanked the Board for allowing them to use the community facility for their fundraiser held last May.

**MINUTES**

**June 26, 2014 Board Meeting**

President Katz reviewed his correction to the minutes.

Dr. Rhein moved the Board approve the June 26, 2014, Board of Directors meeting minutes as amended. Seconded by Mr. Moreau. *The motion passed unanimously.*

**June 26, 2014 Board Executive Session**

Mr. Moreau moved the Board approve the June 26, 2014, Board of Directors Executive Session minutes as presented. Seconded by Dr. Rhein. *The motion passed unanimously.*

## **TREASURER'S REPORT**

### **July Financials**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending July 31, 2014. She advised that she reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding the delinquent accounts.

Dr. Levitt moved the Board accept the Treasurer's Report. Seconded by Mr. Weissman. *The motion passed unanimously.*

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki provided an update on the 2015 Operating and Reserves Budget. He reported the 2015 Operating Budget Worksheets are completed and showed the 2014 year to date actuals. He further reported that the worksheets will be updated in September with the August actuals and the proposed 2015 income and expenses. He advised the Finance Committee will be receiving the draft information in September.

Mr. Paprocki stated that he has been working with PMIS on updating the Roadway Reserve 10-year plan. He further stated that he is expecting to present this information to the Physical Property Committee the first part of September and then to the Finance Committee. He advised that he will be meeting with Hughes Reserves Asset to update the General Reserve Report. He further advised that he would be running several "what if" financial scenarios to determine reserve assessment amount, needed increases in the future and projected expenses including roadway expenses for the next 10 years to determine adequate funding.

Mr. Paprocki stated that he is recommending a joint meeting with the Finance Committee in the reviewing of the 2015 Operating Budget, Roadway Reserve 10 year plan and the General Reserve Report. He further stated that he estimates this meeting will be held the end of September or the beginning of October to allow the Board to take action at the October meeting.

Mr. Paprocki reported that the CO2 application and plan has been submitted to the City of Scottsdale. A redline has been returned with needed information and revision to the plan itself. He further reported that he is in contact with the Fire Department inspector and the Planning Review to ensure all information and questions are answered prior to re-submittal. He advised after the permits are obtained, the CO2 tank and installation can be scheduled.

Mr. Paprocki reported that several homeowners have not brought their properties in compliance. He further reported that each homeowner was sent the notice of non-

compliance and the 10-day notice letter. He advised that no response was received and as a result they have waived their right to appeal. He further advised that per State Law, before a community association can cite a violation, the homeowner has the right to be heard by the Board. He stated that without a response from the homeowners, he is requesting they be found in violation with Stonegate's legal documents.

Mr. Paprocki reported that Safeguard is a family run and owned business and one of the family members has sold his shares in the business to a California firm with an excellent reputation. He further reported that his understanding is there would not be any changes to the operation of the company. He stated that the community association's contract with Safeguard will expire the end of 2014 and prior to that time he will be looking to negotiate a new contract.

In response to a question from Dr. Levitt, Mr. Paprocki advised this change will not affect the current Safeguard employees or our gate personnel. He further advised that there will not be a company name change.

Mr. Paprocki stated the Board was advised of the air conditioner failure in the Community Center office area through email and he thanked everyone for responding. He further stated that it became very hot in this building, up to 90 degrees, and he had to let staff leave early on that day. President Katz requested a formal approval on the reserve expenditure.

Dr. Levitt moved that the Board approve the purchase of the new air conditioner unit. Seconded by Mr. Weissman. *The motion passed unanimously.*

Mr. Paprocki stated that former Board President, Chuck Murphy and his wife are leaving the community and moving to California to be closer to family. He further stated that Mr. Murphy has been a major asset to the community for many years. President Katz suggested that Mr. Paprocki send Mr. Murphy a letter on behalf of the Board thanking him for his service and wishing him well in the move.

## **BOARD ACTIONS**

Mr. Paprocki reported that three homeowners failed to trim palm trees as required. Each homeowner received two notices with one being the 10-day notice letter.

Mr. Paprocki advised that one homeowner is a repeat offender from last year and he brought his property into compliance during the grace period and waived the fine. The remaining homeowners should be given a 7-day timeframe to bring their property into compliance so the fine can be waived. They will be advised in the future if a 10-day notice letter is issued and the matter goes before the Board, the fine will not be waived. After 7 days the fine stands.

President Katz stated the request is for each homeowner cited as being in violation, be assessed a fine in the amount of \$150.00 per Stonegate's legal documents.

Ms. Ford moved the Board approve the request for each homeowner cited as being in violation be assessed a fine in the amount of \$150.00 per Stonegate's legal documents. Seconded by Mr. Moreau. *The motion passed unanimously.*

President Katz stated the Executive Director requests the Board adopts an Access Device Reactivation Fee in the amount of \$25.00. He further stated that per the Collection & Enforcement Policy, devices are turned off due to delinquent accounts and failure to comply with Stonegate's legal documents.

Dr. Rhein moved the Board adopt an Access Device Reactivation Fee in the amount of \$25.00. Per the Collection & Enforcement Policy, devices are turned off due to delinquent accounts and failure to comply with Stonegate's legal documents. Seconded by Mr. Moreau. *The motion passed unanimously.*

### **COMMITTEE REPORTS**

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

A brief discussion was held regarding the Architectural Committee report.

### **NEW BUSINESS**

President Katz stated the next Board of Directors meeting will be held on Tuesday, September 23, 2014 at 6:00 p.m.

### **ADJOURNMENT**

Dr. Levitt moved the Board adjourn at 6:15 p.m. Seconded by Dr. Rhein. *The motion passed unanimously.*

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 23, 2014**

**APPROVED MINUTES**

**PRESENT:** Edward Katz, President  
Don Levitt, Vice President  
Nancy Ford, Treasurer  
David Allen, Secretary  
Jean-Claude Moreau, Director  
Leroy Rhein, Director  
Cary Weissman, Director

**STAFF:** Larry Paprocki, Director  
Stephanie Castiglia, AV

**CALL TO ORDER**

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 6:00 p.m., noting the presence of a quorum.

**MINUTES**

**August 28, 2014 Board Meeting**

Ms. Ford reviewed her corrections to the minutes.

Mr. Moreau moved the Board approve the August 28, 2014, Board of Directors meeting minutes as amended. Seconded by Dr. Levitt. *The motion passed unanimously.*

**TREASURER'S REPORT**

**August Financials**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending August 31, 2014. She advised that she reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding the delinquent accounts.



Dr. Levitt moved the Board accept the Treasurer's Report. Seconded by Mr. Moreau.  
*The motion passed unanimously.*

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki requested the Board hold an executive session at the conclusion of this meeting to discuss a personnel contract matter.

Mr. Paprocki reported that the CO2 application and plan has been submitted to the City of Scottsdale. He further reported the original plan was redlined by the City and a second draft with additional information was required by the City. He provided information on the proposed wall that is required to conceal the tank. He reported there will be additional unplanned costs associated with the CO2 tank. He advised that a CO2 monitor display will be installed on the inside and outside of the equipment room. He further advised that he is in contact with the Fire Department inspector and the Planning Review to ensure all information and questions are answered prior to re-submittal. The re-submittal does not need to go through Design Review but can be submitted for over the counter review which means the permit can be issued the very same day. He responded to questions and comments from the Board members regarding this application.

Mr. Paprocki stated included in the Board packet is the 2015 Operating and Reserve Budget Draft. He further stated this information is to be reviewed to better assist the Board members in their preparation for the upcoming joint meeting between the Board of Directors and the Finance Committee. The meeting has been scheduled for Thursday, October 2<sup>nd</sup> at 4:00 p.m.

Mr. Paprocki provided a brief overview of the following documents:

2015 Operating Budget Draft  
2015 General Reserves (Hughes Reserves & Assets)  
2015 10-Year Roadway Plan (PMIS)  
Updated Property Transfer Fees Impact on the Assessments

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

President Katz complimented Mr. Paprocki on the excellent job he did providing the Board with a realistic explanation of these documents.

Mr. Paprocki reported that a Belcourt home has two storage units parked in the driveway. He further reported that this house suffered a major flood leak within the house that ruined the flooring and drywall. He advised this occurred several months ago but there have been delays in ordering and receiving the new products. He further advised that the property owner submitted the storage units to the Architectural Committee for review. Discussion ensued and the consensus of the Board was that the storage units are not a

problem and the property owner is not avoiding responsibility but the project is taking longer than expected.

Mr. Paprocki reported that the turf-scalping project for winter grass started today and should be completed on Thursday. He further reported that the water was turned off and the turf removal plan for the three islands at the East Gate will begin after the scalping of the turf. The turf area will be converted to granite to prevent overspray.

Mr. Paprocki advised that the new drinking fountain will be delivered this week and installed next week. He further advised this purchase was an unplanned operating expense.

Mr. Paprocki advised there was a glitch with the Arizona Department of Revenue quarterly report for the second quarter. He further advised that the payroll company was on top of this issue and contacted the Arizona Department of Revenue to advise them of the problem and that payment had been made.

Mr. Paprocki reported that there is a mistake on the property taxes regarding the amount owed on the small tract of land by the community center. He provided information on what he is doing to ensure this mistake gets corrected.

Mr. Paprocki reported the next regular Board meeting is scheduled for Thursday, October 16, 2014. The November meeting is scheduled for Tuesday, November 25<sup>th</sup>. He further reported that there should not be the need to hold a December meeting.

## **BOARD ACTIONS**

### **Holiday Catering Contract**

Mr. Paprocki stated the Stonegate Adult Holiday Party is scheduled for Thursday, December 11<sup>th</sup> from 5:30 to 8:00 p.m. He further stated that the Arizona Culinary Institute who catered last year's holiday party will cater the event this year.

President Katz stated there is a request for Board approval for the Holiday Catering Contract at a total cost of \$5,125.00.

Ms. Ford moved the Board approve the Holiday Catering Contract of \$5,125.00. Seconded by Mr. Weissman. *The motion passed unanimously.*

## **COMMITTEE REPORTS**

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

A brief discussion was held regarding the Architectural Committee report.

## **ADJOURNMENT**

Dr. Levitt moved the Board adjourn at 7:10p.m. Seconded by Dr. Rhein. *The motion passed unanimously.*

**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
OCTOBER 16, 2014**

**APPROVED MINUTES**

**PRESENT:** Edward Katz, President  
Don Levitt, Vice President  
Nancy Ford, Treasurer  
David Allen, Secretary  
Jean-Claude Moreau, Director  
Leroy Rhein, Director  
Cary Weissman, Director

**STAFF:** Larry Paprocki, Director  
Stephanie Castiglia, AV

**CALL TO ORDER**

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 6:00 p.m., noting the presence of a quorum.

**MINUTES**

**September 23, 2014 Board Meeting**

Ms. Ford reviewed her corrections to the minutes.

Dr. Levitt moved the Board approve the September 23, 2014, Board of Directors meeting minutes as amended. Seconded by Mr. Moreau. *The motion passed unanimously.*

**TREASURER'S REPORT**

**September Financials**

Ms. Ford reviewed the Association financial statements, as prepared by staff, for the period ending September 30, 2014. She advised that she reviewed the bank statements and the Association books reconciled to the bank statements. She responded to questions and comments from the Board members regarding the financials.

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding the delinquent accounts.

Dr. Levitt moved the Board accept the Treasurer's Report. Seconded by Mr. Moreau. *The motion passed unanimously.*

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki reported that he contacted the Scottsdale Police Department to provide off-duty police officers to monitor activities within the community on Halloween. He further reported two officers would be in one patrol car assigned to the Retreat and one officer in another patrol car to cover the community and to provide back up if necessary. Their shifts begin at 5:00 p.m. He advised Safeguard would provide three officers. One officer will be assigned to the Main Gate. The remaining two officers will be assigned to the East Gate and to the Retreat Gate. He further advised the Retreat Gate would be closed from 4:30 to 9:00 p.m.

Mr. Paprocki provided an update on the enforcement actions. He advised he sent 10-Day non-compliance notice letters from Stonegate Community Association to three homeowners. He further advised that there has been no written or verbal response to the letters from the homeowners. He reported that two letters were regarding landscape maintenance and one letter regarding on-street parking. He further reported that the on-street parking appears to have been corrected, however, this has gone on for a number of years and he would request the Board rule this as a violation if it starts up again. The two properties that have failed to maintain their landscape, he would request the Board rule these properties as violations and authorize Stonegate Community Association Maintenance to enter the front-yards and perform the necessary work. The Association will invoice each homeowner for the work performed.

Mr. Paprocki responded to questions and comments from the Board members regarding the enforcement actions.

In response to a question from Mr. Allen, Mr. Paprocki stated that in the CC&Rs Section 7.5 Improper Maintenance and Use of Lots, addresses this issue and authorize Stonegate Community Association Maintenance to enter the front-yards and perform the necessary work. He read the section that addressed this issue and provided Mr. Allen with a copy. A discussion ensued regarding this request.

Mr. Allen moved to impose fines on the two lots in violation because they have created a nuisance by failure to properly maintain their properties per the CC&Rs. The Board authorizes the Executive Director to provide a 15-Day Notice letter for the homeowners to cure the violation and if the homeowners do not cure the violation within 15 days then the Executive Director has the authority to take action to cure the violation at the expense of the homeowner. Seconded by Ms. Ford. *The motion passed unanimously.*

Mr. Paprocki reported that two homeowners have requested the Association to upgrade the telephone tennis reservation system to one that uses the Internet. He further reported that the Social/Recreational Committee has reviewed this matter and he has discussed this matter with several tennis players for their input. He advised that he has also contacted Scottsdale Ranch Park regarding their reservation system and learned they use a one-day

telephone system. He further advised it was suggested that the Association post the reservations in the morning instead of at 5:00 p.m. to allow tennis players to make other arrangements. He stated after discussing this matter with staff, he would like to post reservations by 11:00 a.m. The Social/ Recreational Committee is in agreement.

Mr. Paprocki reported the CAI 2015 Legal Seminar will be held in San Francisco and early registration is in January. He requested Board approval to attend.

Dr. Levitt moved that the Board authorize Mr. Paprocki to attend the CAI 2015 Legal Seminar. Seconded by Mr. Weissman. *The motion passed unanimously.*

Mr. Paprocki provided information on the power loss that occurred in the Vintage subdivision. He reported that he has spoken with three Vintage homeowners regarding their experience regarding the APS power loss and he was advised that power loss has occurred multiple times with various sections within the subdivision being effected. The last occurrence resulted in power loss for 28 hours. He advised that he has contacted APS regarding this issue and will follow up with a letter requesting they review the matter and replace the transformers.

Mr. Paprocki provided an update on the CO2 project. He reported the masonry walls and black pipe have been installed. The masonry walls will be painted tomorrow. He further reported that a credit application has been sent to the vendor so the rental tank can be delivered and monthly CO2 product can be purchased. He further reported once delivered, Safeguard will be contacted to install the CO2 monitor system. When this project is completed, Scottsdale Inspections and the Fire Department will conduct their final inspections so the system can be put into operation.

Mr. Paprocki provided information on the Main Gate conflict regarding a resident's permanent guest admit list. He reported a Regent homeowner expressed that several of the permanent admit list guests have experienced difficulties in coming to the resident's home. It was expressed that gate personnel should make a greater effort if they are unable to understand anyone coming to Stonegate who has a heavy accent and not to treat them in a demeaning manner. He further reported that he has apologized to the identified guests. He also suggested to the Regent homeowner to have their guests use their house ID numbers so the homeowner's account can be pulled up instead of using their last name. He added he felt this would eliminate any confusion in pronunciation.

Mr. Paprocki stated that he has spoken with gate personnel regarding this matter, advising any perception of poor treatment to residents' guests will not be tolerated. He further stated that he has requested Melody Joseph, Safeguard Supervisor to monitor the situation and to report back to him on personnel conduct.

## **BOARD ACTIONS**

### **Approval of 2015 Roadway 10-Year Plan**

President Katz stated the Physical Property and Finance Committee recommend accepting the 10-year Roadway plan and the expenses proposed in 2015.

Dr. Levitt moved the Board accept the 10-year Roadway plan and the expenses proposed in 2015. Seconded by Dr. Rhein. *The motion passed unanimously.*

### **Approval 2015 Operating Budget and the 2015 Operating Assessment**

President Katz stated the Finance Committee recommends approval of the 2015 Operating Budget as submitted. The Finance Committee also recommends approval of the 2015 Operating Assessment of \$150.00 per month. He further stated that no assessment increase is recommended.

Ms. Ford moved the Board approve the 2015 Operating Budget as submitted and approval of the 2015 Operating Assessment of \$150.00 per month. Seconded by Dr. Levitt. *The motion passed unanimously.*

### **Approval 2015 General Reserve Expenses and Reserve Assessment**

President Katz stated the Physical Property and Finance Committee recommend approval of the 2015 General Reserve Expenses. The Committees also recommend accepting the 30-year Income/Expense Projection. He further stated each year the Board would review the changes and adjust the Reserve Study accordingly. He reported the 2015 Reserve Assessment is recommended to increase by \$3.00 from \$20.00 per month to \$23.00 per month.

Dr. Levitt moved the Board approve the 2015 General Reserve Expenses and accept the 30-year Income/Expense Projection as outlined above. Seconded by Mr. Moreau. *The motion passed unanimously.*

Ms. Ford expressed her appreciation and thanked the Finance Committee and the Executive Director for all their time and work put into these documents.

### **Approval of Scottsdale Police Halloween Patrol Contract**

President Katz stated the Executive Director requests Board approval of the Scottsdale Police Halloween Patrol contract.

Dr. Levitt moved the Board approve the Scottsdale Police Halloween Patrol contract. Seconded by Dr. Rhein. *The motion passed unanimously.*

### **Approval of Three-Year Service Agreement with Butler Hansen, Certified Public Accountants**

President Katz stated the Finance Committee recommends accepting a three-year service agreement with Butler Hansen, Certified Accountants to conduct the 2014, 2015 and 2016 annual audits. The cost of the Service agreement every year is \$9450.00. This is a \$200.00 increase from the previous service agreement.

Mr. Paprocki stated the Finance Committee has been pleased with the work provided and feels this new agreement is appropriate.

Dr. Levitt moved the Board approve a three-year service agreement with Butler Hansen, Certified Accountants to conduct the 2014, 2015 and 2016 annual audits. The cost of the Service agreement every year is \$9450.00. Seconded by Mr. Weissman. *The motion passed unanimously.*

### **COMMITTEE REPORTS**

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

President Katz stated the next Board of Directors meeting would be held on Tuesday, November 25<sup>th</sup>.

### **ADJOURNMENT**

Dr. Levitt moved the Board adjourn at 7:00 p.m. Seconded by Dr. Rhein. *The motion passed unanimously.*



**STONEGATE COMMUNITY ASSOCIATION  
11551 E. MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
NOVEMBER 25, 2014**

**APPROVED MINUTES**

**PRESENT:** Edward Katz, President  
Don Levitt, Vice President  
Nancy Ford, Treasurer  
David Allen, Secretary  
Leroy Rhein, Director  
Cary Weissman, Director

**ABSENT:** Jean-Claude Moreau, Director

**STAFF:** Larry Paprocki, Director  
Stephanie Castiglia, AV

**CALL TO ORDER**

President Katz called the meeting of the Stonegate Community Association Board of Directors to order at 5:30 p.m., noting the presence of a quorum.

**MINUTES**

**October 16, 2014 Board Meeting**

Ms. Ford and Mr. Weissman made corrections to the minutes.

Dr. Levitt moved the Board approve the October 16, 2014, Board of Directors meeting minutes as amended. Seconded by Mr. Weissman. *The motion passed unanimously.*

**BOARD ACTIONS**

**Nomination & Election 2014-2015 Calendar**

President Katz stated the Executive Director is requesting approval of the Nomination & Election 2014-2015 Calendar.

Ms. Ford advised that the calendar appears to be incomplete and only goes to January 7<sup>th</sup>, 2015. Discussion ensued and it was recommended to approve to January 7<sup>th</sup> and have the remainder calendar emailed to the Board.

Ms. Ford moved to approve the Nomination & Election 2014-2015 Calendar to January 7th. Seconded by Dr. Levitt. *The motion passed unanimously.*

### **2015 PMIS Roadway Engagement Letter, Project Management & Update of 10-Year Plan**

Mr. Paprocki requested Board approval of the 2015 PMIS Roadway Engagement Letter. He stated this is a proposal to perform the project management for the 2015 pavement maintenance projects. Stonegate's roads will be inspected to update the 10-year roadway plan.

Mr. Weissman moved the Board approve the 2015 PMIS Roadway Engagement Letter and Project Management. Seconded by Mr. Allen. *The motion passed unanimously.*

### **Assessment Late Fee Increase from \$10.00 to \$15.00**

President Katz stated the Finance committee and Executive Director are requesting approval of an Assessment Late Fee Increase from \$10.00 to \$15.00.

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

Mr. Weissman moved the Board approve the Assessment Late Fee Increase from \$10.00 to \$15.00. Seconded by Dr. Rhein. *The motion passed unanimously.*

### **COMMITTEE REPORTS**

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

### **TREASURER'S REPORT**

#### **October Financials**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending October 31, 2014. She advised having reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Mr. Paprocki provided an update on the delinquent accounts. He responded to questions and comments from the Board members regarding the delinquent accounts.

Dr. Rhein moved the Board accept the Treasurer's Report. Seconded by Mr. Weissman. *The motion passed unanimously.*

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki provided an update on the CO2 final approval. He reported on Friday, November 21, the Fire Marshall inspector for the City of Scottsdale issued final approval on the installation of the CO2. The CO2 monitor passed. The fire panel located in the Community Center received the signal from the equipment room. The tank is filled and is operating.

Mr. Paprocki reported that the Solid Waste Service Manager for the City of Scottsdale has elected to return Stonegate's brush collection to the City's regular schedule beginning January 2015.

Mr. Paprocki provided an update on the 2015 Roadway Project Manager Contract. He reported Tom McDonald, PMIS has submitted a proposal dated November 18, 2014 for Stonegate's 2015 Roadway Projects. The amount of the contract is \$7,500. The first payment will be made in January 2015. Roadway inspection, scope of work and request for bid will begin in January. Bid proposals will be reviewed in March and April. Project work will begin after Memorial Day.

Mr. Paprocki provided an update on the landscape medians. He reported the first of three medians have been completed. The remaining two medians will be completed before Christmas. He further reported that he has met with two homeowners regarding design. Concerns were expressed regarding Tradewinds entrance and the median abutting the East Gates. Any design for Tradewinds entrance, he would duplicate for Stonecreek and Saddleback. He added at this time, no design drawing for the East Gate exists due to completing other projects, which required his attention.

Dr. Rhein stated that instead of having landscaping fall under the purview of the Physical Property Committee, he thought it should be a hybrid committee of the Physical Property Committee and Architectural Committee and would suggest having each committee appoint two people to serve on a Landscape Committee.

Mr. Paprocki reported the Adult Holiday Party is Thursday, December 11<sup>th</sup> from 5:30 – 8:00 p.m. The Children's Party is Saturday, December 13<sup>th</sup> from 11:00 a.m. – 1:00 p.m.

Mr. Paprocki reported he completed the early registration for the CAI 2015 Legal Seminar that will be held in San Francisco.

## **ADJOURNMENT**

Dr. Levitt moved the Board adjourn at 6:25 p.m. Seconded by Mr. Weissman. *The motion passed unanimously.*