

**STONEGATE COMMUNITY ASSOCIATION
2017 ANNUAL HOMEOWNERS MEETING
STONEGATE COMMUNITY CENTER
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
MARCH 23, 2017**

APPROVED MINUTES

Present: Nancy Ford, President
Cary Weissman, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
Jim Bissonett, Director
Lori Condon, Director
Lee Rhein, Director

Staff: Larry Paprocki, Director
Dolly Singh, Office Manager
Catherine Bryson, Communication Coordinator
Lora Stacy, Accountant

WELCOME & INTRODUCTION

President Ford called the 2017 Annual Homeowners Meeting to order and thanked the homeowners for their attendance at the meeting. She introduced the Board Members.

President Ford introduced the Community Association Staff.

QUORUM REQUIREMENT

The first item of business was verification of the quorum requirement. President Ford advised that the Quorum Requirement has been fulfilled, as 1/10th 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 2016 MINUTES

Mr. Shapiro of Belcourt moved to waive the reading of the 2016 minutes, (furnished to all in attendance) and called for approval as presented. Seconded by Mr. Good of the Regent. The motion passed unanimously.

PRESIDENT'S REPORT

President Ford reported she will be leaving the Board after completing her second term on the Board, this past year as President. Upon completion of a second term a director must step down from the Board. She stated that she is proud to be leaving the Community in a strong financial position. She acknowledged the dedicated service and efforts of the entire Board. She also recognized our committee members, who's planning and recommendations assist the Board in their deliberation. She remarked special recognition goes to our Executive Director, Larry Paprocki, who manages our dedicated administrative staff and maintenance personnel in their duties. She concluded it has been a pleasure and honor to serve this past year as Board President.

TREASURER'S REPORT

Treasurer Schaefer stated that everyone had been sent a copy of the audit balance sheet in the Annual Report. He provided a brief review of the expenditures and income. He advised that there is an operating surplus, based on Revenue Ruling 70-604. He further advised that the Association relied on surplus to fund operating expenses in future years and by doing so avoid taxation.

Mr. Schaefer moved the Board approve rolling forward of surplus funds into the next calendar year, 2017, based on Revenue Ruling 70-604 to satisfy the IRS. Seconded by Mr. Perlow of Saddleback. The motion passed unanimously.

SPECIAL RECOGNITION PRESENTATION

Secretary Evans acknowledged the efforts of the retiring Board President Nancy Ford, and Directors Lori Condon and Lee Rhein. Secretary Evans presented the retiring Board President and Directors with a recognition award for their service. He reported Christy Mooney, was named Volunteer of the Year.

NOMINATION & CASTING OF BALLOTS

President Ford introduced the 2017 Board Candidates:

David Allen
James Grossman
Tom Schaefer
Ernest Shapiro

Vice President Weissman recognized the Nomination and Election Committee as follows:

Steven Lipps, Chairman
Derek Fromm
Jean-Claude Moreau
Andrew Ventura

ELECTION RESULTS & CERTIFICATION

Vice President Weissman announced the election results of the Board of Directors election and provided the certification form for 2017/2018.

David Allen
James Grossman
Tom Schaefer
Ernest Shapiro

OPEN DISCUSSION

Mr. Shapiro of Belcourt stated that he felt the community looks fantastic. He further reported that he had friend in from Chicago who could not believe how beautiful the community is and was very impressed.

President Ford stated that she is very proud of our unique community.

ADJOURNMENT

President Ford thanked everyone for their attendance at the 2017 Annual Homeowners Meeting.

Mr. Perlow of Saddleback moved to adjourn the Stonegate Community Association Annual Meeting at 6:25 p.m. Seconded by Ms. Sakuma of Belcourt.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
JANUARY 25, 2017**

APPROVED MINUTES

Present: Nancy Ford, President
Cary Weissman, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
Jim Bissonett, Director
Lori Condon, Director
Leroy Rhein, Director

Staff: Larry Paprocki, Director
Catherine Bryson, Communications

CALL TO ORDER

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

MINUTES

October 25, 2016 Board Meeting

Ms. Condon and Mr. Weissman reviewed their corrections to the minutes.

Dr. Rhein moved the Board approve the October 26, 2016, Board of Directors meeting minutes as amended. Seconded by Ms. Condon. The motion passed unanimously.

December 6, 2016 Executive Session

Dr. Rhein moved the Board approve the December 6, 2016, Executive Session meeting minutes as presented. Seconded by Ms. Condon. 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, 2016. He advised that he has reviewed the

bank statements and they are in order. He further advised it is anticipated there will not be many changes to the pre-audit financials. He responded to questions and comments from the Board members regarding the financials.

Mr. Schaefer provided information on the 2017 updated operating budget. President Ford complimented the Finance Committee on a job well done.

Ms. Ford advised a joint meeting is scheduled for February 16, 2017 at 4:00 p.m. to discuss the audit.

Mr. Schaefer provided information on the impact of property transfer fees on Reserve assessments.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported two requests were made for USTA play. He further reported a men's league will play on Monday nights at 7:00 p.m. beginning February 20, 2017 and a women's league will play on Sunday afternoons at 1:00 p.m. beginning in March. He advised that Stonegate residents are involved in the league play and matches are not scheduled for prime-time play. He further advised that hold-harmless release forms will be provided to the non-Stonegate players before play.

Mr. Paprocki reported the 2001 Ford pickup has been sold "as is" condition for \$500.00 and replaced with the 2017 Toyota Tundra at a total purchase price of \$37,818.43 with an adjusted total \$37,318.43. He further reported the new vehicle has been added to the SCA auto insurance policy.

Mr. Paprocki provided an update on the Crown Castle payment. He reported that the Crown Castle direct deposit enrollment form has been provided for monthly lease payment on the cellular towers with Stonegate. Paprocki will complete the form for direct deposit.

Mr. Paprocki reported the Nominations & Election Committee has certified that 195 proxies have been received for the upcoming Annual Homeowners' Meeting on March 23, 2017. He further reported the Annual Meeting requires 10 percent quorum, which is 92 members to be present or by proxies to conduct a duly called meeting.

Mr. Paprocki reported the Sippers Club will be holding its January and February events in the Community Center.

At the request of Ms. Condon, Mr. Paprocki explained when making the community center available for rental, if the event is open to the entire community then there is no charge but if it is a private event they will be charged.

Mr. Weissman stated that he was approached by a homeowner who wanted to use the community center for an employee luncheon and was told he would be charged \$350.00. He inquired if the community center is not being used why it cannot be rented for a lesser amount for smaller groups. He suggested developing a scale that would allow people to use the room for a few hours at a lesser amount. Discussion ensued and the consensus is to send this request to the Social Recreational Committee to prepare a recommendation for the Board's consideration.

Mr. Weissman moved the Board direct the Social Recreational Committee to develop a scale regarding charging for rental of the Community Center for different size groups. Seconded by Dr. Rhein. The motion passed unanimously.

Mr. Paprocki reported the City of Scottsdale hired Jim Thompson as its new city manager. He further reported that Mr. Thompson will begin his new duties on January 8, 2017. He stated Mr. Thompson has 20 years of experience as a city manager, previously holding that position in Casa Grande, Arizona, Bullhead City, Arizona, and Bothell, Washington. He further stated that it is his intent to introduce himself to Mr. Thompson and familiarize him with Stonegate and the Community Association.

Mr. Paprocki provided an update on the two party wall issues that have occurred with one involving Stonegate Community Association. He reported the developer planted Eucalyptus, Mesquite, and Palo Verde trees along the power corridor. Since transition, many of the trees that were planted too close to the masonry wall were removed over the years. He further reported that in Tamarack, a resident brought to his attention stair-step cracks. In his review of the matter, he noted three stumps in close proximity to the party wall. Based on his observation, he has obtained a bid for Stonegate Community to do the repairs. The second location is in Saddleback between two resident properties and is a shared party wall. He advised that he is working on a mutually agreed resolution regarding repairs. He further advised that he has requested a meeting with the masonry contractor to review the possible causes and to get a bid on the cost of repairs.

Mr. Paprocki reported with regard to Tamarack 10A64 Mr. Capital (investor) had delayed their winter rye turf transition until the property was in escrow. He further reported that other landscape issues were also addressed as a condition of transfer of the property. All work was done during escrow. He advised the new homeowners were happy.

Mr. Paprocki reported with regard to the Stonecreek 15001 rental property, winter turf was not installed until the owner was notified, and the work was done immediately.

Mr. Paprocki reported the Stonecreek 15011 property is listed for sale and the winter turf was not installed. The homeowner indicated that it would be done, but it has not been done. He further reported that he recommends the Board state this property is in violation of the year-round green turf requirement and waive the fine. If the property does not sell and this occurs again the fine would be reinstated and a second fine be issued.

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

Mr. Weissman moved the Board direct the Executive Director impose the fine in the amount of \$150.00 to the homeowner for failing to convert to winter turf. Seconded by Ms. Condon. The motion passed unanimously.

Mr. Paprocki reported the Vintage 67055 property homeowner has been regularly parking a Peterbilt tractor conversion to a monster size pickup truck in the driveway. He further reported that the resident responded to the 10-Day correspondence. He advised that the property was in escrow and the closing date was January 20, 2017. He further advised that he checked and the property is back on the market. He stated that he would recommend the Board state the parking of this vehicle is in violation and request the off Stonegate relocation of this vehicle and waive the fine if compliance is gained within 10 days from the date of notice.

In response to a question from Mr. Evans, Mr. Paprocki replied the rule regarding height and length of vehicles is they must be able to fit in the garage.

Mr. Paprocki responded to questions and comments from the Board members regarding this issue. The consensus of the Board was to table this matter because the homeowner is moving.

Mr. Paprocki requested the Board adjourn into executive session at the end of this meeting to discuss Vintage 67056.

BOARD ACTIONS

HDA Tennis Court Architecture & Design

Mr. Paprocki requested the Board approve the HDA tennis court architectural and design fee cost of \$8,500.00 with a supplemental of \$4,000.00 for unknowns.

Ms. Condon moved the Board approve tennis court architectural and design fee cost of \$8,500.00 with a supplemental of \$4,000.00 for unknowns. Seconded by Mr. Bissonett. The motion passed unanimously.

Tennis Courts 1 through 5

Mr. Paprocki requests the Board approve a Reserve budget figure of \$346,618.00 for the reconstruction of tennis court 1 through 5 post tension concrete along with realignment of tennis courts 1 and 2 as outlined the proposal. He reported that Elite Sports Builders formally known as Sunland Asphalt Recreational Division has provided tennis court services for the past 20 years. He responded to questions and comments from the Board members regarding this request.

Mr. Evans moved the Board approve a Reserve budget figure of \$346,618.00 for the reconstruction of tennis court 1 through 5 post tension concrete along with realignment of tennis courts 1 and 2 as outlined on the proposal provided by Elite Sports Builders. Seconded by Dr. Rhein. The motion passed unanimously.

J & N Flooring contract for new flooring, counter tops and bathrooms

Mr. Paprocki requests the Board approve J & N Flooring proposal contract for \$56,137.00 for new flooring, counter tops and bathrooms without fixture cost. He advised that the installation will be done in three stages.

Mr. Evans moved the Board approve J & N Flooring proposal contract for \$56,137.00 for new flooring, counter tops and bathrooms without fixture cost. Seconded by Mr. Bissonett. The motion passed unanimously.

Pinnacle Paving contract for roadway work

Mr. Paprocki stated the Physical Property Committee requests the Board approve Pinnacle Paving for roadway work in the amount of \$684,939.00. He further stated Pinnacle Paving has done the prior years work in using fiber asphalt and their work has been exceptional.

Mr. Schaefer moved the Board approve Pinnacle Paving for roadway work in the amount of \$684,939.00. Seconded by Mr. Weissman. The motion passed unanimously.

COMMITTEE REPORTS

President Ford noted the committee reports were included in the Board packet for Board members review and comment.

ADJOURNMENT

Mr. Evans moved the Board adjourn the meeting 6:20 p.m. Seconded by Mr. Weissman. The motion passed unanimously.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
FEBRUARY 23, 2017**

APPROVED MINUTES

Present: Nancy Ford, President
Cary Weissman, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
Lori Condon, Director
Leroy Rhein, Director

Absent: Jim Bissonett, Director

Staff: Larry Paprocki, Director
Lora Stacy, Accountant

CALL TO ORDER

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

MINUTES

January 25, 2017 Board Meeting

Mr. Evans moved the Board approve the January 25, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Weissman. The motion passed unanimously.

January 25, 2017 Executive Session

Dr. Rhein moved the Board approve the January 25, 2017, Executive Session meeting minutes as presented. Seconded by Mr. Weissman. The motion passed unanimously.

February 16, 2017 Board & Finance Committee Joint Meeting

Mr. Schaefer reviewed his correction to the minutes.

Mr. Evans moved the Board approve the February 16, 2017, Board & Finance Committee Joint meeting minutes as amended. Seconded by Mr. Weissman. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending January 31, 2017. 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. Paprocki reported that Paul Riedl has submitted his committee resignation.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki provided an update on the General Reserve projects. He reported the Retreat Roadway work will begin Tuesday, May 30, 2017, and the reconstruction time frame is estimated to take four weeks and one day.

Mr. Paprocki provided an update on the progression of the tennis courts reconstruction and pickle ball construction design work. He reported that the approval plans were not located at the City of Scottsdale One-Stop Shop. A survey will be required to realign tennis courts 1 and 2 with courts 3, 4, and 5. The following site preparation work has begun: Oleanders have been cut down; stumps to be removed; DG and chunky rock is being salvaged and will be used in the surrounding landscape areas; four trees will be removed along the north side of the tennis fence. This work is expected to be completed the first part of April. Afterwards, the contractor will begin their demolition and reconstruction work. He further reported that he has met with two contractors who are working on their bids, and he is meeting with a third contractor next week for a third bid. He advised that he would be presenting the bids to the Physical Property Committee and Finance Committee. All bids will include construction cost for the two proposed pickle ball courts that will be located on the west side of the tennis courts. He further advised that he also requested information on the cost to reconstruct the basketball court with PT concrete.

Discussion was held regarding the reconstruction of the basketball court and possible changes.

Discussion was also held regarding the pickle ball courts being a new amenity and the need to create rules and procedures. The consensus of the Board was to send this issue to the Social Recreational Committee to create rules and procedures for the Board to review.

Mr. Paprocki provided an update on the Community Center flooring. He reported the estimated start time to install the new flooring is the last part of April. The work will be done over a five-week period. The Community Center will be closed on days of demolition.

Mr. Paprocki responded to comments and questions from the Board members regarding the installation of the flooring.

Mr. Paprocki provided information on the Community Center Pool Closure. He reported the pool needs to be drained due to the water quality, high TDS (Total Dissolvable Saturation). The pool will be acid washed to destroy the reappearing black algae and pebble tech repairs will be made. Afterwards, the pool will be refilled. The estimated time to drain, acid wash, repair pebble surface and refill is expected to take five working days. He further reported that the scheduled Scottsdale Schools and SCC Spring Break vacation and Stonegate Association Spring Fling has been taken into consideration, and the best time frame to complete this work is Monday, March 20 to Friday, March 24. Draining the pool would begin Sunday after the recreational area is closed.

Mr. Paprocki responded to comments and questions from the Board members regarding the pool work and closure.

Mr. Paprocki provided information on the 2017 Arizona State proposed HOA legislature. He responded to comments and questions from the Board members regarding the proposed legislation.

Mr. Paprocki reported the Directors and Officers insurance policy's upcoming renewal date is May 16, 2017.

Mr. Paprocki provided information regarding the homeowner's issues with Quick Pass and delay with vendors and his suggestions to remedy the situation.

BOARD ACTIONS

Architecture Disclosure Guideline

Mr. Paprocki stated the Architectural Committee requests Board approval of the revised Architectural Disclosure Guidelines.

The Board discussed the proposed Architectural Disclosure Guidelines and it was recommended to add email and fax as method of disclosure.

Mr. Evans moved the Board approve the Architectural Disclosure Guidelines as amended. Seconded by Dr. Rhein. The motion passed unanimously.

HUB Sports regarding Swim Lessons and Swim Team

Mr. Paprocki stated the Social/Recreational Committee requests approval of HUB Sports for swim lessons and swim team at Stonegate. He further stated that several swim meets would be held at Stonegate as in the past. These dates have not been determined.

Mr. Evans moved the Board approve HUB Sports for swim lessons and swim team at Stonegate. Seconded by Dr. Rhein. The motion passed unanimously.

COMMITTEE REPORTS

President Ford noted the committee reports were included in the Board packet for Board members review and comment.

The Board members discussed the committee reports, and Mr. Paprocki responded to questions and comments from the Board members regarding the reports.

DISCUSSION / NEW BUSINESS

Mr. Paprocki reported the Annual Meeting would be held on March 23, 2017, at 6:00 p.m. with the regular Board of Directors meeting held at 5:00 p.m.

Ms. Condon discussed her lack of cell service in the Retreat and inquired if a Verizon tower could be added. Discussion ensued and it was noted there could be a request by the community.

Mr. Evans stated that not a lot of people know about Stonegate and he felt the community could benefit from more promotion.

Mr. Paprocki requested the Board adjourn into a short executive session.

ADJOURNMENT

Mr. Schaefer moved the Board adjourn the meeting at 6:20 p.m. Seconded by Mr. Weissman. The motion passed unanimously.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
MARCH 23, 2017**

APPROVED MINUTES

Present: Nancy Ford, President
Cary Weissman, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
Jim Bissonett, Director
Lori Condon, Director
Leroy Rhein, Director

Staff: Larry Paprocki, Director

Also

Present: Jill Zabel, Regal
Jim Eaneman, Regal

CALL TO ORDER

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

RESIDENT'S FORUM

Jim Eaneman thanked the Board for the opportunity to discuss his complaint regarding their neighbor's three barking dogs. He reported that there was a previous complaint filed last fall regarding these dogs and promises were made but the problem has escalated. He further reported that they have had to endure many hours of barking with each period being in excess of 10 to 15 minutes. He stated that the adjoining neighbors all feel similarly. He further stated that upon request he could provide more data. He requested that the Board schedule a formal hearing to review this matter.

Jill Zabel reported that when the dogs are barking early in the morning the barking can go on for up to 45 minutes to an hour.

Mr. Eaneman reported that the excess barking is especially a problem on Friday and Saturday evenings.

Mr. Eaneman and Ms. Zabel responded to questions and comments from the Board members regarding this issue.

President Ford stated that the Board would get in touch with Mr. Eaneman and Ms. Zabel regarding how the Board will proceed with this matter. She further stated that the Board would hold a brief executive session after this meeting.

MINUTES

February 23, 2017 Board Meeting

Secretary Evans moved the Board approve the February 23, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

February 23, 2017 Executive Session

Secretary Evans moved the Board approve the February 23, 2017, Executive Session meeting minutes as presented. Seconded by Dr. Rhein. The motion passed unanimously.

TREASURER'S REPORT

Treasurer Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending February 28, 2017. 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.

Vice President Weissman moved the Board accept the Treasurer's report. Seconded by Secretary Evans. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that no 10-day Notice letters were sent.

Mr. Paprocki provided a weeds update. He reported on Monday, March 6, 2017, Stonegate Community weed control contractor began spraying. Post-emergent was applied only, due to the rapid growth of the weeds caused by the weather conditions (wet February and sunny March). The existing weeds have been killed and removed in the formal common landscape areas. Pre-emergent weed control will be applied in the next 30 days. Wash areas and NAOS areas will be sprayed post-emergent. The original spray date was established in December. He further reported that a possible backup plan would be to purchase a spray rig plus \$1,000 for the trailer for a total of \$4,500. The equipment would be used approximately 30 to 45 days year. He responded to questions and comments from the Board Members regarding this issue.

Mr. Paprocki discussed vendor/contractor hours. He reviewed the existing access rule. He reported that he is recommending a change to the exiting gate orders on Vendor Access hours from 7:00 a.m. to 5:00 p.m. Monday through Saturday. No Vendors will be permitted on Sunday or holidays. After hour access for emergencies only. He noted that it has been suggested that departure time should be 6:00 p.m. He responded to questions and comments from the Board members regarding this issue. The consensus of the Board members was to table this issue.

Mr. Paprocki reported several Retreat Residents have requested additional speed controls be installed, such as speed tables/humps. The first location proposed is at the intersection of Appaloosa and 113th Place. The second location is at the intersection of 113th Way and 113th Place. The locations are at the two entries on Retreat Way and Mountain View Road. He further reported the City of Scottsdale has used speed tables at intersections along Royal Palm between Hayden and Via Linda.

Mr. Paprocki stated that in order for the Board to make an informed decision on the matter, he would suggest the following steps:

- 1) Request from the City of Scottsdale an opinion on the matter.
- 2) Request from PMIS, Stonegate's Roadway Consultant an opinion.
- 3) Mail Correspondence to Retreat Residents seeking their input on additional speed tables and their locations.

Mr. Paprocki advised the Retreat Reconstruction Projects begins Tuesday, May 30, 2017. The construction schedule is four weeks and one day. Speed tables or humps are installed after the completion of the construction of the streets. He further advised obtaining subdivision input would not create a delay if a decision is made on the number and locations of the speed tables no later than the May board meeting. However, a cost increase would be involved due to the amount of material to be used.

Mr. Paprocki provided information on the Regal Homeowner's concern. He stated that he is recommending this matter be discussed in Executive Session due to the nature of the issues. It is his understanding Regal homeowners may be present for the Board meeting.

Mr. Paprocki provided information regarding the City of Scottsdale DUI incident resulting in access control arm damage and arrest of a non-Stonegate individual. He reported application for restitution in the amount of \$164.00 has been made to the City of Scottsdale Prosecutor's Office. Repairs have been made.

Mr. Paprocki reported the pool maintenance and repairs have been completed. The pool area will be open on Friday. He further reported that he received complaints on the pool closure as visiting families were here during the pool closure.

BOARD ACTIONS

Elite Sports Builders contract

Mr. Paprocki stated the Physical Property; Social Recreational & Recreational Amenities Committees request Board approval of the contract for Elite Sports to reconstruct the tennis courts in the recreational area, construct two new Pickleball courts and convert the Basketball court from asphalt to post tension concrete.

Secretary Evans moved the Board approve the contract for Elite Sports to reconstruct the tennis courts in the recreational area, construct two new Pickleball courts and convert the Basketball court from asphalt to post tension concrete. Seconded by Treasurer Schaefer. The motion passed unanimously.

COMMITTEE REPORTS

President Ford noted the committee reports were included in the Board packet for Board members review and comment.

ADJOURNMENT

Treasurer Schaefer moved the Board adjourn the meeting at 5:45 p.m. Seconded by Secretary Evans. The motion passed unanimously.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
APRIL 26, 2017**

APPROVED MINUTES

Present: Cary Weissman, President
David Allen, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
James Grossman, Director
Ernest Shapiro, Director

Absent: Jim Bissonett, Director

Staff: Larry Paprocki, Director
Catherine Bryson, Communications Coordinator

CALL TO ORDER

President Weissman 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

March 23, 2017 Board Meeting

Mr. Evans moved the Board approve the March 23, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Shapiro. The motion passed unanimously.

March 23, 2017 Annual Meeting

Mr. Evans moved the Board accept the March 23, 2017, Annual meeting minutes as presented. Seconded by Mr. Shapiro. The motion passed unanimously.

March 25, 2017 Election of Officers Meeting

Mr. Evans moved the Board accept the March 25, 2017, Election of Officers meeting minutes as presented. Seconded by Mr. Shapiro. The motion passed unanimously.

April 8, 2017 Confidential Executive Session

Mr. Grossman reviewed his correction to the minutes.

Mr. Evans moved the Board approve the April 8, 2017, Executive Session meeting minutes as amended. Seconded by Mr. Shapiro. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending March 31, 2017. 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. Allen requested that any accounts that are over three months delinquent be listed so the Board can discuss them at the meeting.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that one 10-day Notice letter was sent to Regal Lot 26 dated March 29, 2017, regarding three dogs. He further reported in separate correspondence, the homeowner was advised of the Board decision that barking dogs is a noise nuisance violation. The response time frame has expired. He stated that he is requesting the Board to determine if a violation exists and what action should be taken.

Mr. Paprocki responded to questions and comments regarding these issues. He advised that the homeowner is in non-compliance with the CC&Rs by having three dogs. Fines can be assessed but can be waived if the homeowner brings this issue into compliance. The homeowner can also come before the Board and request a variance.

Mr. Allen moved that the Executive Director send the homeowner a letter regarding the non-compliance with the CC&Rs by having three dogs and that the \$150 fine be imposed. The letter will also outline the fine schedule and advise that the Board will take legal action if this issue is not brought into compliance. Seconded by Mr. Evans. The motion passed unanimously.

The Board discussed the barking dog nuisance. It was noted that the homeowner has already been fined but has not paid the fine.

Mr. Allen moved that the Executive Director send the homeowner the next letter regarding the barking dog nuisance and impose the next fine of \$250. The letter will also advise the homeowner regarding what actions will be taken if she does not bring this issue into compliance. Seconded by Mr. Evans. The motion passed unanimously.

Mr. Paprocki provided an update on the 2017 Reserve Projects. He reported that the oleanders on the west, south, and east sides of tennis courts 1-5 have been removed. The north side demolition work will be done Monday, May 8th. Elite Builders will begin their work on Monday, May 8th. Tennis courts 1-5 will be closed until mid-July. Concrete pour will begin by the later part of May and is expected to take three days with the following 30 days to cure. Engineering landscape plans should be ready to submit to the City of Scottsdale by Thursday, May 4th.

Mr. Paprocki advised that he met with the city planner at the Community Center to discuss his concerns regarding the Recreational Area Landscaping. They walked the area reviewing the existing landscape. He further advised that the city planner was satisfied with the landscape and the changes made and requested a landscape plan be created showing the existing landscape and irrigation system. They also walked the tennis court project and he agreed to submit a landscape plan related to the tennis court project. He noted that both recreational area landscape plan and the tennis projects are being developed in-house.

Mr. Paprocki stated a community email will be sent this Friday, informing the community of the projects.

Mr. Allen stated the tennis players in the Retreat continue to block the mailboxes by parking in front of them. He further stated that he would like to see a substantial no parking sign posted that indicates there is a nuisance fine.

Mr. Paprocki provided an update on the Retreat Roadway project. He discussed the proposed letter to the Retreat residents updating them on the roadway reconstruction and to address the speed humps/speed table options. He reported that he is developing an exhibit defining traffic calming devices that are being considered along with a form requesting their input. He further reported that the Board will make the final decision on locations. He responded to questions and comments from the Board members regarding this issue.

Mr. Allen requested that the Executive Director look at a stop sign being placed on 113th Street and Palomino because he feels that area is a serious accident waiting to happen because people are zipping in and out of that area.

Mr. Paprocki provided an update on the Community Center Renovations. He reported the majority of the tiles are ready to be picked up and delivered. The contractor is ready to start work on Wednesday, May 3rd at noon. He further reported that the office will be closed Wednesday afternoon and all day on Thursday and Friday. The office will reopen on Monday, May 8th. This will also be repeated on Wednesday, May 17th and the office will reopen on Monday, May 22nd. He advised all flooring, counters and bathrooms will be completed by Friday, June 2nd. He further advised that this schedule allows the office staff to work 2.5 days to keep up with their work and scheduled meetings. The maintenance staff will work their normal schedule.

Mr. Paprocki provided an update on the responses he has received from Safeguard.

Mr. Paprocki reported palm tree trimming will begin on May 1st and will take approximately five to seven working days to complete.

BOARD DISCUSSION

Vendor Contractor Hours

Mr. Paprocki reported that he is recommending a change to the exiting gate orders on Vendor Access hours from 7:00 a.m. to 5:00 p.m. Monday through Saturday. No Vendors will be permitted on Sunday or holidays. After hour access for emergencies only. He noted that it has been suggested that departure time should be 6:00 p.m. He responded to questions and comments from the Board members regarding this issue.

Mr. Allen moved the Board accept the change to the exiting gate orders on Vendor Access hours from 7:00 a.m. to 5:00 p.m. Monday through Saturday. The departure time for the vendors should be 5:00 p.m. Seconded by Mr. Evans. The motion passed unanimously.

COMMITTEE REPORTS

President Weissman noted the committee reports were included in the Board packet for Board members review and comment.

ADJOURNMENT

Mr. Evans moved the Board adjourn the meeting at 7:45 p.m. Seconded by Mr. Shapiro. The motion passed unanimously.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
MAY 25, 2017**

APPROVED MINUTES

Present: Cary Weissman, President
David Allen, Vice President
Gene Evans, Secretary
Jim Bissonett, Director
James Grossman, Director
Ernest Shapiro, Director

Absent: Tom Schaefer, Treasurer

Staff: Larry Paprocki, Director
Catherine Bryson, Communications Coordinator

CALL TO ORDER

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

TREASURER'S REPORT

Mr. Evans reviewed the Association financial statements, as prepared by Association staff, for the period ending April 30, 2017. He advised that Treasurer Schaefer has reviewed the bank statements and they are in order. He responded to questions and comments from the Board members regarding April's financials.

Mr. Paprocki reviewed the delinquent accounts.

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

MINUTES

April 26, 2017 Board Meeting

Mr. Evans moved the Board approve the April 26, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that no 10-Day Notice letters were sent out.

Mr. Paprocki provided an update on the reconstruction of Tennis Courts 1-5, Basketball Court, and the two new Pickleball courts. He reported that demolition of the basketball court and tennis courts 1-5 is complete. However, during demolition, the work started prior to 7:00 a.m. and complaints were received. He further reported that he brought this matter to the Project Manager's attention that quiet work and set-up work can only begin at 6:30 a.m. and construction work can begin at 7:00 a.m. The Project Manager checked with the City of Scottsdale, which permits summer construction work to begin at 6:00 a.m. Future construction work will begin at 7:00 a.m. He advised the grading work has started to be followed by base work. The estimated concrete pour date is Thursday, June 2nd and Friday, June 3rd for the basketball court and tennis courts 3 thru 5. The contractor is requesting a start time of 1:30 a.m. for all concrete pours. He explained this start time will allow the scheduled pours to be completed and floated before the heat of the day to prevent the possibility of surface cracking from occurring. The estimated second pour date is Thursday, June 8th and Friday, June 9th at 1:30 a.m. He further advised permits have not yet been obtained on the moving of tennis courts 1-2 and construction of the two new pickleball courts.

Mr. Paprocki reported Board action is required to approve a variance from the Vendor Access hours to permit the start time of 1:30 a.m. for concrete pours. He further reported that it is too hot during the day and the contractor wants to slow the curing process. He responded to questions and comments from the Board members regarding this request.

The Board discussed if there are any other possible options to such an early start time. The consensus of the Board was to move forward with the early start time and provide notice to residents and let them know this is part of keeping Stonegate beautiful.

Mr. Evans moved the Board approve the variance from the vendor access hours to permit the start time of 1:30 a.m. for concrete pours. The Executive Director will send out a letter to the residents regarding the work that is being done. Seconded by Mr. Bissonett. The motion passed unanimously.

Mr. Paprocki advised the play surfaces of the courts need to be selected. He further advised that he is recommending blue with a light green border. He responded to questions and comments from the Board members regarding the play surface color choices.

Mr. Grossman moved the Board approve the recommended color choice of blue with a light green border for the tennis courts. Seconded by Mr. Evans. The motion passed unanimously.

Mr. Shapiro suggested that an event be planned for the opening of the new tennis courts.

Mr. Paprocki reported the Retreat Roadways reconstruction begins on Tuesday, May 30th. He further reported letters have been mailed to Retreat residents providing the four section dates of work and paving dates. He advised that 24 Retreat residents responded to SCA's request for input on speed humps or speed tables and their locations. The three options proposed are as follow:

- 1) Do nothing and leave as is.
- 2) Add two additional speed humps for a total of five speed humps; and
- 3) Install three intersection speed tables located at 113th Way and 113th Place, Carol Avenue and 113th Place and Appaloosa and 113th Place.

The responses were as follows:

- Five responses in support of Option 1.
- Three responses in support of Option 2.
- Sixteen responses in support of Option 3.

Mr. Paprocki stated he has requested information on the cost of the speed tables to be installed but has not received that information. He further stated he would estimate a cost of around \$3,000 per speed table.

Mr. Paprocki recommended Option 3 for the traffic calming devices. He responded to questions and comments from the Board members regarding the proposed options. The consensus of the Board was to proceed with Option 3.

Mr. Allen inquired if the Executive Director looked at a stop sign being placed on 113th Street and Palomino because he feels that area is a serious accident waiting to happen because people are zipping in and out of that area. Mr. Paprocki replied that he looked at putting a stop sign at that location but there is not a good location. Discussion ensued regarding the importance of safety and the possibility of a speed table with a crosswalk.

Mr. Paprocki provided an update on the community center renovations. He reported the tile work is completed in all offices, main room, social room and kitchenette area. The restroom should be completed soon. The stairway and kitchen area should be completed by Friday, June 3rd.

Mr. Paprocki state that he is suggesting Stonegate Community Association retain the services of an interior designer for the following: area rugs to absorb sound, new furniture such as couches, and card tables for the social room and conference chairs for the main lobby area.

Mr. Grossman stated the Community Center is a beautiful building but he felt the space is being underutilized. He further stated he would suggest looking into converting the back room into an exercise room. He added that he felt having an exercise facility would add

value to the community. Mr. Paprocki suggested forwarding this idea to the Amenities Committee to look into and provide a recommendation to the Board.

President Weissman stated that previously the Board approved money to allow the Amenities Committee to hire a consultant to look into a work out facility. He further stated that the committee has not moved forward with this action and he would suggest taking the money back due to lack of activity. Discussion ensued and the consensus was to have the Board President discuss this issue with the Committee to determine what is happening and advise if they do not want to take action the Board will take charge.

Mr. Paprocki provided an update on the Main Gate Safeguard personnel. He reported that Safeguard has assigned Terry Hawkins to our Main Gate and he is a full-time employee who has access control gate experience. He further reported he met with Scott Thompson, Safeguard General Manager last week to give his observations regarding Terry Hawkins and to discuss the need to find an individual for the part-time position. He advised that Scott Thompson made a commitment to assign a qualified individual within the next 30 days so Stonegate will be properly staffed.

Mr. Paprocki stated that yesterday, he learned that Scott Thompson is leaving Safeguard, and his last day is today. He further stated that his replacement has not been announced.

Mr. Paprocki provided an update on the Street Sweeping Contract. He reported that Sun State Sweeping, SCA's former contractor has submitted a proposal at \$750 per month, which is \$150 less than American. He further reported that the reason for the contract change was due to the cost. The proposed contract provides for the same scheduled services we presently receive.

Mr. Paprocki reported that he received a resident request from a Regent homeowner, who is being transferred and is using a management relocation company that wanted the back retaining wall repaired and painted. The homeowner has asked if SCA is willing to cost share as it is a party wall and the total cost of \$1,957.50. He further reported that he has contacted the contractor as he had questions regarding the work that was performed. Discussion ensued and the consensus of the Board was that there was no damage to the wall and so the repairs were not necessary.

Mr. Paprocki provided an update on the 2017 Legislation on the Artificial Turf Bill. He reported that the bill did not get out of committee. The bill is expected to be re-introduced in the next legislative session. Therefore, he is recommending the Board instruct the Architectural Committee to draft a guideline to be approved by the Board permitting artificial Turf in the front yards. He stated that he believes with the advancement of artificial turf, the growing need and desire for water conservation, aesthetic values, and growing acceptance in new communities, which will permit a high-quality of artificial turf to be used as an option to natural turf that SCA needs to amend the Architectural Guidelines.

Discussion was held regarding the resident who submitted an appeal regarding the artificial turf that was previously installed and waiting on whether they will have to remove it pending on what the legislation decides. It was suggested that since the legislature did not approve it, the resident should have to take it out because they violated the rules. It was also suggested that the issue of whether to allow artificial turf be put to a membership vote noting that it is a CC&Rs issue. The consensus was to table this issue and send it to the Architectural Committee to come up with guidelines for artificial turf.

BOARD DISCUSSION

Appointment of Committee Members

Mr. Paprocki requested Board approval of the named committee members as outlined in the attachment included in the Board packet.

Mr. Bissonett moved the Board approve the named committee members as recommended. Seconded by Mr. Shaprio. The motion passed unanimously.

COMMITTEE REPORTS

President Weissman noted the committee reports were included in the Board packet for Board members review and comment.

DISCUSSION / NEW BUSINESS

Mr. Paprocki reported that the fine for the barking dogs has been paid. He further reported that the resident is moving and the closing is scheduled for June 9th.

Mr. Paprocki provided an update on the Retreat signage.

Mr. Shapiro shared a picture painted by one of his students of the entry of Stonegate that he felt symbolizes Stonegate.

Discussion is held regarding the next meeting date. The next Board meeting is Tuesday, June 20th at 6:00 p.m.

ADJOURNMENT

Mr. Bissonett moved the Board adjourn the meeting 7:45 p.m. Seconded by Mr. Shapiro. The motion passed unanimously.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
JUNE 22, 2017**

APPROVED MINUTES

Present: Cary Weissman, President
David Allen, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
James Grossman, Director
Ernest Shapiro, Director

Absent: Jim Bissonett, Director

Staff: Larry Paprocki, Director
Catherine Bryson, Communications Coordinator

CALL TO ORDER

President Weissman 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

May 25, 2017 Board Meeting

Mr. Evans moved the Board approve the May 25, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Shapiro. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending May 31, 2017. 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. Paprocki reviewed the delinquent accounts.

Mr. Allen stated that it was his understanding that the Board had agreed any accounts that are over three months delinquent be listed so the Board can discuss them at the meeting.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that one 10-Day Notice letter was sent out to a Belcourt resident regarding a speeding complaint. He responded to questions and comments from the Board members regarding the 10-Day Notice letter. The consensus of the Board was that if the resident does not respond to the letter, then a fine should be issued based on the procedure in place. It was noted that the resident does have the option to come before the Board.

Mr. Paprocki reported Tennis Court 5 and the basketball court concrete have been poured. He further reported that he has not received any complaints due to the early morning work, which started at 1:00 a.m. He advised that the post-tension cables have been tightened to 100 percent. He further advised that delay in pouring tennis courts 3 and 4 is due to replacing the light pole that was damaged by vandals. The replacement was ordered the day after the damage was done. The pole has been shipped. Delivery is expected by next Tuesday and will be set by Friday. He stated the intent is to have courts 3 and 4 formed by July 7th. He further stated that a pour date has not yet been determined.

Mr. Paprocki responded to questions and comments regarding the vandalism to the light pole. Mr. Allen suggested that the Executive Director look into whether the contractor is liable because the equipment could be driven and if the contractor's insurance will pay for the damage.

Mr. Paprocki reported that the City of Scottsdale will issue the permits to construct tennis courts 1 and 2 along with the two new pickleball courts after plan review.

Mr. Paprocki advised that he is requesting additional funds be provided for shade structures with solid covers and double sided benches. The metal structures will replace the make shift structures. He further advised that Board authorization is being requested in the amount of \$35,416.00.

Mr. Paprocki responded to questions and comments from the Board members regarding the request to purchase shade structures. The Board members discussed looking at less expensive alternatives. The consensus was to authorize the purchase of three shade structures rather than 5.

Mr. Allen moved the Board approve the purchase of three shade structures for a cost up to \$21,000.00. Seconded by Mr. Evans. The motion passed unanimously.

Mr. Paprocki reported that a scheduled invoice in the amount of \$172, 731.40 has been received and will be paid by the end of June. This invoice includes the repairs to the electrical and fence posts on tennis courts 3, 4, and 5 in the amount of \$30,740.00.

Mr. Paprocki reported the Retreat Roadways will be completed on Friday, June 23rd. The first of three intersection speed tables will be constructed on Monday, June 26th along with the smaller speed table on Retreat Way. The first location is Appaloosa Way and 113th Place. He further reported a two-week evaluation will occur before the two remaining intersection speed tables are constructed. A temporary painted stop bar will be added to Palomino Road and 113th Way prior to the construction of the small speed table. Paprocki has received PMIS's certificate of substantial completion (ninety percent) by Pinnacle Paving and a payment is due in the amount of \$616,445.10. This payment will be made by the end of June. He advised SCA has withheld a 10 percent holdback in the amount o \$68,493.90 payable upon completion of all work. The total contract amount is \$684, 939.00. He further advised that PMIS has submitted their invoice in the amount of \$3,475.00.

Mr. Paprocki responded to questions and comments regarding the intersection speed tables. The consensus of the Board is to go with the three intersection speed tables located at Appaloosa & 113th Place, Carol Drive & 113th Place and 113th Way & 113th Place. The Board accepted the recommendation to install a small speed bump instead of a speed table at Palomino Rd. & 113th Way.

Mr. Paprocki provided an update on the Community Center renovations. He reported the stairway handrails are being sent to be powder coated a brushed nickel. The handrails will be delivered and installed prior to July 5th. He advised that the interior paint colors have not been selected.

The Board members discussed Stonegate Community Association retain the services of an interior designer for the following: area rugs to absorb sound, new furniture such as couches, and card tables for the social room and conference chairs for the main lobby area. The consensus of the Board is to have the Executive Director send a community email to advertise for an interior decorator to design the community center.

Mr. Allen moved that the Executive Director advertise for an interior decorator that has commercial design experience and has a portfolio showing the commercial projects. Seconded by Mr. Schaefer. The motion passed unanimously.

President Weissman, Mr. Schaefer, and Mr. Grossman volunteered to serve on the interior decorator design committee.

Mr. Paprocki advised the splash pad/wading pool project has been placed on hold due to the estimated cost exceeding the budget cost. He further advised that he is requesting the Physical Property Committee to re-evaluate the size to reduce cost. Instead, Paprocki is recommending additional capital funding be planned so this project can move foreword in a year or two.

Mr. Paprocki reported that a full-time gate officer has been replaced by Safeguard. He further reported that he is waiting for additional information from Safeguard.

COMMITTEE REPORTS

President Weissman noted the committee reports were included in the Board packet for Board members review and comment.

Mr. Paprocki stated that previously the Board approved money to allow the Amenities Committee to hire a consultant to look into a work out facility; the Committee will be meeting to discuss hiring a consultant. Mr. Shapiro, Mr. Evans, and Mr. Grossman volunteered to serve on the amenities committee.

President Weissman expressed his concern regarding absentee homeowners that do not take care of their lawns.

Mr. Allen and Mr. Evans discussed the incident regarding tennis players who were parked in front of the mailboxes that were very rude.

DISCUSSION / NEW BUSINESS

The next Board meeting is Thursday, July 27 at 6:00 p.m.

ADJOURNMENT

Mr. Allen moved the Board adjourn the meeting 7:45 p.m. Seconded by Mr. Schaefer. The motion passed unanimously.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
AUGUST 9, 2017**

APPROVED MINUTES

Present: Cary Weissman, President
Tom Schaefer, Treasurer
Gene Evans, Secretary
James Grossman, Director
Ernest Shapiro, Director

Absent: Jim Bissonett, Director
David Allen, Vice President

Staff: Larry Paprocki, Director

CALL TO ORDER

President Weissman called the meeting of the Stonegate Community Association Board of Directors to order at 4:00 p.m., noting the presence of a quorum.

RESIDENTS FORUM

Arnold Siegel stated that he and his wife have been residents for 23 years and the Executive Director is doing an excellent job. He further stated as a member of the Architectural Review Committee he is aware that the Artificial Turf Guidelines are pending Board approval. He advised that he supports approval of the guidelines. He further advised that he has looked into artificial turf for many years and the quality has come a long way, and in many cases you cannot tell the difference.

Discussion ensued regarding the different grades of artificial turf and the percentage of artificial turf. Mr. Schaefer stated that based on the research he has done on the web, it is recommended that artificial turf is replaced every 15 years and yearly maintenance should be done.

MINUTES

June 22, 2017 Board Meeting

President Weissman stated on Page 3 there is a discussion regarding hiring an interior designer for the updates to the community center. Mr. Paprocki stated there is an interior decorator that is interested and wants to attend a meeting. Mr. Evans stated that his fiancé felt there are not enough funds to complete all that the Board is requesting. He

further stated that a conceptual design could be presented and the updates could be accomplished as the funds become available.

President Weissman stated on Page 4 there was a discussion regarding the work out facility. He further stated that this project needs to start moving forward.

Mr. Evans moved the Board approve the June 22, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Grossman. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending June 30, 2017. 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. Grossman moved the Board accept the Treasurer's report. Seconded by Mr. Shapiro. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that in July he sent out one 10-day notice letter to a Belcourt resident regarding speeding. He advised that no communication has been received and a fine has been imposed. A demand letter will be sent for payment. If payment is not received, access devices will be deactivated.

Mr. Paprocki reported that eight 10-Day Notice letters have been sent out this month regarding palm trees and landscaping.

Mr. Paprocki provided an update on ongoing projects. He reported the damaged light pole at the tennis court has been replaced. He further reported that courts 3 and 4 were poured on Monday, July 17 late night/Tuesday morning 1:00 a.m. completed by 5:00 a.m. All cables set at 100 percent.

Mr. Paprocki reported the Retreat Roadway intersection speed tables were constructed on Wednesday, July 12. The projected completion for manhole adjustments and re-painting roadway marking is approximately 60 days.

Mr. Paprocki reported that a yellow band was put around the intersection speed tables to alert people about the speed table. He further reported that he did have one complaint regarding the yellow band.

Mr. Paprocki provided an update on the Community Center renovations. He reported the stairway handrails were sent to be powder coated a brushed nickel and have been delivered and installed. He advised that the paint color selection continues.

Mr. Paprocki provided information on the Community Center roof replacement. He reported several leaks appeared from the recent monsoon storms. The roof tiles were removed to determine roof condition since it is the original roof and is 26 plus year old. He further reported it was determined only temporary repairs will be made as the roof paper has deteriorated and that a roof replacement is needed. He advised that he has solicited bids to present to the Board, and has received one bid back. He responded to questions and comments regarding this issue. The Board discussed possible options.

Mr. Paprocki provided information on the easement abandonment from an equestrian property owner adjacent to Stonegate who has submitted a request to abandon an easement that was filed in 1944 by the Government Land Office Patent Easements (GLOPE). Included in the packet is a copy of the notice that was received. He reported that he has contacted the Law Office of John Berry who is a well-known zoning attorney in Scottsdale and spoke with Ashley Porter regarding the notice and what development is being proposed. He was informed the owner was considering expanding his equestrian operations by constructing a barn, riding area, and related facilities associated with equestrian property. He stated in his opinion, the easement abandonment will be granted, as its original purpose is obsolete. He further stated that he will monitor future development.

Mr. Paprocki reported that he met with Safeguard regarding doing an assessment of the equipment and what they feel needs to be improved. He further reported they discussed improving the quality of the cameras. The current issue during the months of June and July is that the hot weather caused the cameras to go down. It was suggested to use insulated boxes to reduce the temperatures. It was also suggested to create additional redundancy to alert them regarding any problems. He responded to questions and comments regarding this issue and possible solutions.

In response to Mr. Evans, Mr. Paprocki explained the difference between the services from Safe Guard and Quick Pass. It was noted that residents are responsible for their home security. Mr. Paprocki stated that he felt a key component is Block Watch.

BOARD ACTIONS

Artificial Turf

Mr. Paprocki requested Board discussion of the Artificial Turf Guidelines.

Mr. Schaefer stated that he would recommend adding the following two additional guidelines: Require annual maintenance as recommended by the supplier. Artificial Turf must be replaced in 15 years. The consensus of the Board was to require the turf to be replaced when appearance has changed from installation.

Discussion ensued regarding setting standards to ensure no less than a mid to upper level quality of grass would be installed. The proposed guidelines are recommending 75 oz. 142 rate/yard, a gauge of 3/8".

The Board discussed that the quality of turf has greatly improved over the years and in many cases is nearly indistinguishable from regular grass.

Discussion was held regarding minimums and maximums to ensure that there was adequate additional landscaping and plant material so no house would be dominated by an all turf look.

Mr. Evans moved the Board approve the Artificial Turf Guidelines as presented with the addition of the two proposed guidelines. Seconded by Mr. Grossman. The motion passed unanimously.

CLM Contract

Mr. Paprocki requested Board approval of the CLM Contract to apply pre-post emergent to all desert scape gravel common areas at a fixed amount of \$8,875.00 for three years.

Mr. Schaefer moved the Board approve the CLM Contract to apply pre-post emergent to all desert scape gravel common areas at a fixed amount of \$8,875.00 for three years. Seconded by Mr. Evans. The motion passed unanimously.

American Sweeping Contract

Mr. Paprocki requested Board approval of the American Sweeping Contract at \$695.00 per month for monthly sweeping services which will include one sweeping of all roads within each and every sub-division and one sweeping (extra sweep) of the main roads, Stonegate Circle, Palomino East and Retreat Way. The rate plan of \$695.00 per month will be guaranteed for a three-year term.

Mr. Evans moved the Board approve American Sweeping Contract at \$695.00 per month for monthly sweeping services. Seconded by Mr. Grossman. The motion passed unanimously.

COMMITTEE REPORTS

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

DISCUSSION / NEW BUSINESS

Mr. Paprocki passed out a document regarding the changes to the law for 2017. He provided a brief overview.

ADJOURNMENT

Mr. Evans moved the Board adjourn the meeting into executive session at approximately 5:55 p.m. Seconded by Mr. Schaefer. The motion passed unanimously.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
SEPTEMBER 28, 2017**

APPROVED MINUTES

Present: Cary Weissman, President
David Allen, Vice President
Tom Schaefer, Treasurer
Gene Evans, Secretary
Jim Bissonett, Director
James Grossman, Director
Ernest Shapiro, Director

Staff: Larry Paprocki, Director

CALL TO ORDER

President Weissman 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 Weissman introduced JoLynne Sprague, QuickPass Director of Internal Operations. He stated Ms. Sprague is here to present information and answer any questions regarding QuickPass recommendations.

Ms. Sprague advised that after the time spent with Mr. Paprocki discussing the community and the current needs as well as walking the gates and observing what is there, they would like to recommend upgrading some of the equipment for optimized function. She provided an overview of the control access recommendations. She further advised that they would highly encourage the idea of a lease plan option. This provides the community with faster turnaround for service and maintenance, as it is their equipment. She responded to questions and comments from the Board members regarding upgrading the access control system to the next level.

Mr. Grossman requested that QuickPass provide the Board with a spreadsheet that lists what the community currently has and what is being proposed.

Mr. Paprocki explained the difference between the services from Safeguard and QuickPass. It was noted that residents are responsible for their properties security. Mr. Paprocki stated that he felt a key component is Block Watch.

President Weissman thanked Ms. Sprague for her presentation.

RESIDENTS FORUM

Stonegate resident advised that she has lived in Stonegate for 23 years and she is disappointed in the maintenance of the common area particularly the dead bushes and lantana. She further advised that the common areas are looking worn out. Mr. Paprocki provided information regarding the possible reasons for the dead plants.

Marcy Stern, Tradewinds, stated that she is equally concerned about the appearance of the common areas. She further stated that she is concerned about the appearance of the median strip in the Tradewinds.

Mr. Bissonett stated that he is also concerned about the appearance of the landscaping turf area with weeds.

MINUTES

July 27, 2017 Board Meeting

Mr. Evans moved the Board approve the July 27, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Schaefer. The motion passed unanimously.

August 9, 2017 Board Meeting

Mr. Schaefer moved the Board approve the August 9, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Evans. The motion passed unanimously.

August 9, 2017 Executive Session

Mr. Schaefer moved the Board approve the August 9, 2017, Executive Session meeting minutes as presented. Seconded by Mr. Evans. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending August 31, 2017. 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 that a joint Finance Committee and Board of Directors meeting would be held next month to review the budget.

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

EXECUTIVE DIRECTOR'S REPORT

10-day Notice Letters

Mr. Paprocki reported that five 10-day notice letters have been sent out. He further reported that a letter was sent out to Vintage Lot 67008 regarding palm trees and front yard landscaping. The landscaping has been taken care of but not within the timeframe so the property became a violation. Paprocki stated it is the Board position to waive the fine if the violation is corrected. If the property becomes a violation again, the homeowner knows a fine will be issued. He responded to questions and comments from the Board members regarding this request.

Mr. Bissonett moved the Board approve the preapproval regarding Vintage Lot 67008 that the next time there is a violation against this property a letter will go out issuing a fine. Seconded by Mr. Evans. The motion passed unanimously.

Mr. Paprocki stated two 10-Day Notice letters have been sent to Vintage Lot 67031 regarding the rubber ramp they have placed in the street common area to accommodate their low-profile vehicle. He further reported that the letters have been ignored and that he has received a lot of complaints. He requested Board approval to issue a fine. He responded to questions regarding this issue.

Mr. Grossman stated that this is a safety and liability issue that needs to be taken care of before someone is injured.

Mr. Schaefer moved Board approval to send a letter issuing a fine to Vintage Lot 67031 to remove the ramp on the Stonegate common grounds area. Seconded by Mr. Grossman. The motion passed unanimously.

Mr. Paprocki reported a 10-Day Notice letter has been sent to Heritage Court Lot 8A025 regarding a violation regarding dead palm trees. He requested Board action to issue a fine.

Mr. Evans moved the Board approval to send a letter issuing a fine to Heritage Court Lot 8A025. Seconded by Mr. Grossman. The motion passed unanimously.

Mr. Paprocki reported 10-Day Notice letters have been sent to Belcourt Lot 30056 regarding property maintenance and cars parked on the street. He further reported that he would request Board approval to issue a violation fine regarding the on-street parking.

Mr. Evans moved the Board approval to send a letter issuing a fine to Belcourt Lot 30056. Seconded by Mr. Schaefer. The motion passed unanimously.

Mr. Paprocki reported that the palm trees in Retreat Lot 13 are not being properly maintained, as regular maintenance is required by the CC&Rs. He further reported that notice letters have been sent out. He advised the house is for sale.

Mr. Grossman moved the Board approve sending a violation letter to Retreat Lot 13. Seconded by Mr. Bissonett. The motion passed unanimously.

He further reported that the Belcourt resident that was fined for speeding at last month's Board meeting was notified of the Board's decision. He further reported that the access control devices have been turned off but someone has given them access devices and they have not paid the speeding fines. He added that he has received another complaint regarding their speeding. Mr. Paprocki responded to questions and comments regarding this issue.

Mr. Allen moved the Board approve sending a letter issuing another fine and requiring them to come before the Board advising if there are any further occurrences another fine will be issued and a lien put on their property.

Project Updates

Mr. Paprocki provided an updated on Tennis Courts, Basketball Courts and Pickleball Courts. He reported that tennis courts 3, 4, and 5 are ready for day play only. The electrician has to install one light fixture on court 3 and check the connections on all the courts. Tennis courts 1 and 2 are waiting for an electrical inspection by the city. He further reported that afterwards, trenches will be back-filled and tennis light poles will be installed. The two courts will be prepared for concrete with a date of Thursday, October 5, 2017. The Project Manager advised Mr. Paprocki that Belcourt residents would be notified of the late night/early morning work.

The Project Manager indicated to Mr. Paprocki the pickleball courts would be formed the following week, with a tentative concrete pour date of Thursday, October 12, 2017.

Mr. Paprocki stated in order to makeup for the lost time, work on the court will continue such as fencing and lights during the curing period.

Mr. Paprocki reported the Stonegate Community Association's proposed landscape plans have been submitted to the city for approval. The plan review fee was \$2,070.00. He further reported that the Stonegate Community Association would receive notice from the city regarding plan approval or redline changes by Monday, October 9, 2017. The drip irrigation mainline has been installed. Plant and tree selection are being done and the material is being placed on hold.

Mr. Paprocki advised that the online reservation scheduler is being added to the Stonegate Community Association website. He further advised that a community email has been sent requesting community players submit the requested information and Stonegate Community Association staff will input the information into the system. He stated that members who are enrolled would be able to make their reservations online. The scheduler is easy to use. A community notice will be sent to the members when the scheduler is operational.

Mr. Paprocki provided an update on the Community Center interior color selection. He reported the restrooms have been painted. He further reported that he is proposing selected areas be painted to confirm the color selection.

Mr. Paprocki provided an update on the Community Center roof replacement. He reported two highly recommended roofing contractor bids were received and presented to the Physical Property Committee. The bids were based on all roofs that are Stonegate Community Association's responsibility to maintain. He further reported that he and the Physical Property Committee recommend Butler Roofing bid for the Community Center roof replacement in the amount of \$26,500.00.

Access Control Assessment

Mr. Paprocki stated that after the Board's review and action on the Access Control assessment, he would recommend a community meeting be held. He would also propose a community letter be sent outlining the course of action that Stonegate Community Association will be taking in its access control.

Mr. Paprocki reported that Safeguard's assessment included an insulated cabinet with a fan unit to be installed at the Regal and Retreat gates to add additional protection to the equipment from extreme heat conditions. He further reported that he is also recommending the relocation of the existing barrier arm at the Retreat and adding a barrier arm at the Regal. This recommendation requires both entries be modified and approved by the City of Scottsdale. He stated that he has requested a meeting with Paul Basha, the Director of Transportation to discuss and determine if the proposed modifications meet city requirements and would be approved.

BOARD ACTIONS

QuickPass System

Mr. Paprocki requested Board approval of the proposal for additional cameras to QuickPass System and addressing upgrades that were requested at the July 27, 2017 Board Meeting as follows:

- Addition of exit license plate cameras at Retreat, Regal and East Gate.
- Addition of Resident lane camera at Main Gate.
- Leasing new cameras.
- Notification service when cameras go off-line.

Mr. Paprocki requested Board approval for additional/upgraded cameras to QuickPass System and addressing upgrades that were requested at the July 27, 2017 Board Meeting as follows:

- Replace all equipment and install additional cameras at Retreat, Regal, East, Main Gate, and Community Center.
- Notification service when cameras go off-line.

The Board discussed the QuickPass upgrades. The consensus of the Board was to make a decision at the next meeting after they have time to further evaluate the recommendations.

Butler Hansen three year Audit Contract.

Mr. Paprocki requests Board approval of the Butler Hansen three year audit contract as follows: 2017 - \$9,450 plus \$800.00 for taxes. 2018 & 2019 – \$9,600.00 plus \$800.00 for taxes.

Mr. Evans moved the Board approve the Butler Hansen three year audit contract as follows: 2017 - \$9,450 plus \$800.00 for taxes. 2018 & 2019 – \$9,600.00 plus \$800.00 for taxes. Seconded by Mr. Bissonett. The motion passed unanimously.

Community Center Roof Replacement

Mr. Paprocki requested Board approval of the Community Center roof replacement, using contractor Butler Roofing with a total bid for the Community Center roof and all other buildings for \$80,175.00. The Community Center roof alone is \$26,500.00. He further reported the Finance Committee recommends doing only the Community Center roof at this time. The other building roofs can be laddered in 2018 and 2019. He responded to questions and comments from the Board members regarding this request.

Mr. Evans moved the Board approve Community Center roof replacement using contractor Butler Roofing with a total bid for the Community Center roof and all other buildings is \$80,175.00. The Community Center roof alone is \$26,500.00. Seconded by Mr. Grossman. The motion passed unanimously.

COMMITTEE REPORTS

President Weissman noted the Architectural Committee, Physical Property, and Social Recreation Committee reports were included in the Board packet for Board members review and comment.

Mr. Schaefer moved to accept the Committee Reports. Seconded by Mr. Bissonett. The motion passed unanimously.

DISCUSSION / NEW BUSINESS

Discussion is held regarding the next meeting date. The next Board meeting is Wednesday, October 25 at 6:00 p.m.

ADJOURNMENT

Mr. Allen moved the Board adjourn the meeting into executive session at approximately 8:10 p.m. Seconded by Mr. Grossman. The motion passed unanimously.

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
OCTOBER 25, 2017**

APPROVED MINUTES

Present: Cary Weissman, President
Tom Schaefer, Treasurer
Jim Bissonett, Director
James Grossman, Director

Absent: David Allen, Vice President
Gene Evans, Secretary

Staff: Larry Paprocki, Director
Catherine Bryson, Communications

CALL TO ORDER

President Weissman 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 28, 2017 Board Meeting

Mr. Schaefer moved the Board approve the September 28, 2017, Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

September 28, 2017 Executive Session

Mr. Schaefer moved the Board approve the September 28, 2017, Executive Session minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

PRESIDENT'S REPORT

President Weissman reported Ernest Shapiro has resigned from the Board. He further reported that the Board has several options to fill the empty Board seat for the remaining 90 days. He advised the Board could hold a special election. The Board could pick someone to fill the vacant Board position or the Board could choose not to replace the vacancy left by Mr. Shapiro.

The Board discussed the options and the consensus was not to replace the vacancy left by Mr. Shapiro.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending September 30, 2017. 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 that a special joint meeting was held with the Finance Committee and Board to discuss the 2018 Operating Budget. He further reported that the Finance Committee requests Board approval of the budget.

Mr. Bissonett moved the Board approve the 2018 Operating Budget. Seconded by Mr. Grossman. The motion passed unanimously.

Mr. Paprocki requested Board approval that the HOA assessment will increase by \$2.00 in 2018 from \$188.00 to \$190.00.

Mr. Grossman moved the Board approve HOA assessment increase by \$2.00 in 2018 from \$188.00 to \$190.00. Seconded by Mr. Bissonett. The motion passed unanimously.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki reported that 10-Day Notice letters have been sent out this month regarding landscaping and cars parked on the street.

Mr. Paprocki reported that a Belcourt resident was found in violation regarding speeding, and was invited to attend this meeting, he has not heard from that property owner. He further reported that he has not received any new reports of speeding.

Mr. Paprocki provided a brief update on the construction process with the tennis and pickleball courts.

Mr. Paprocki provided information on the online reservation scheduler that will be added to the Stonegate Community website. He reported that members who are enrolled would be able to make their reservations online. The scheduler is easy to use.

President Weissman suggested limiting people during prime time to using the courts for one and a half hours per group. Mr. Paprocki stated that the system could require the person making the reservation to list all players. He further stated that he would like to

track the outside players as he gets calls complaining about parking at the Retreat and it is always by nonresidents using the tennis courts.

Mr. Grossman stated the Board needs to ensure that residents have every opportunity and primary access to the tennis courts.

Mr. Paprocki reported at the last meeting, the Board approved the Community Center roof replacement-using contractor Butler Roofing in the amount of \$26,500.00. He further reported he is requesting Board approval of the change to the original Board approval for roof replacement at the Community Center to take existing tiles from the maintenance building to use for any broken tiles that are here and replace the roof on the maintenance building with new tiles and be able to salvage whatever tiles we can for future use to keep continuity of tiles at the amenities areas, pool, and access control gate at a cost of \$11,900.00.

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

Mr. Bissonett moved the Board approve of the change to the original Board approval for roof replacement at the Community Center to take existing tiles from the maintenance building to use for any broken tiles that are here and replace the roof on the maintenance building with new tiles and be able to salvage whatever we can for future use to keep continuity of tiles at the amenities areas, pool and access control gate. Seconded by Mr. Schaefer. The motion passed unanimously.

Mr. Paprocki reported at the last meeting the Board discussed the QuickPass upgrades and the Board deferred making a decision regarding access control.

President Weissman stated that he would suggest locking the East and Retreat Gates from 10:30 p.m. to 6:00 a.m. Mr. Paprocki stated that he would recommend deferring making that decision until he has an opportunity to make sure that all life saving emergency vehicles would have a bypass to enter.

The Board discussed the access control recommendations. Mr. Paprocki responded to questions and comments regarding the QuickPass System upgrades.

Mr. Bissonett moved the Board approve upgrading access control cameras. Seconded by Mr. Grossman. The motion passed unanimously.

Mr. Paprocki provided updates to the 2018 Roadway Budget.

President Weissman stated that he found a Stonegate home listed on Airbnb, which is not allowed. Mr. Paprocki advised that he sent out a violation letter.

BOARD ACTIONS

Mr. Paprocki advised that the Architectural Committee recommends Board approval of John Gianforte to the Architectural Committee adding that Mr. Gianforte has attended three consecutive meetings.

Mr. Grossman moved the Board approve John Gianforte to the Architectural Committee. Seconded by Mr. Bissonett. The motion passed unanimously.

Mr. Paprocki stated he requests Board approval of Monitor Life Insurance renewal for 2018. He further stated there is no cost increase from 2017.

Mr. Schaefer moved the Board approve Monitor Life Insurance renewal for 2018. Seconded by Mr. Bissonett. The motion passed unanimously.

Mr. Paprocki reported the Social/Recreational Committee requests Board approval for the Stonegate's Holiday Party Menu at \$22.00 per person for 250 people. He further reported that there is no cost increase from last year.

Mr. Bissonett moved the Board approve Stonegate's Holiday Party Menu at \$22.00 per person for 250 people. Seconded by Mr. Schaefer. The motion passed unanimously.

ADJOURNMENT

Mr. Schaefer moved the Board adjourn the meeting at 8:06 p.m. Seconded by Mr. Bissonett. The motion passed unanimously.