

**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.