STONEGATE HOMEOWNERS ASSOCIATION REGULAR MEETING OF THE BOARD OF DIRECTORS FEBRUARY 3, 2016 AGENDA COMMUNITY CLUBHOUSE

		6:30 P.M.
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	I.	Call To Order
		A. Regular MeetingB. Annual Meeting (7:30 p.m.) – If Quorum Is Met
		B. Allitual Weeting (7.30 p.m.) – If Quotum is Wet
	II.	Homeowner Forum
	III.	Approval of Minutes
4-8		A. January 6, 2016 Regular Meeting
9-12		B. November 19, 2015 Regular Meeting (Last Amber Meeting)
		C. October 15, 2015 Regular Meeting (e-mailing)
		D. September 17, 2015 Regular Meeting (e-mailing)
		E. August 20, 2015 Regular Meeting (e-mailing)
	IV.	Financial Review
		A. December 2015 Financial Statement (Separate Document)
		B. Morgan Stanley Investments
13-14		C. Current Aging Report
15		D. January 2016 Legal Status Report
		E. Fiscal Year End (FYE)
16-21		1. Robert A. Owens, CPA Proposal to Change FYE
		2. Robert A. Owens, CPA Proposal for Audit
22-25		3. SCT Reserve Consultants Reserve Study Proposal
		4. Legal Review – David Kane
	V.	Architectural
	VI.	Landscape
26-27		A. January 22, 2016 Landscape Walk and Proposal
28-29		B. 12139 Stonegate status
	VII.	Pool
30		A. Title 22 Update
	VIII.	Clubhouse Update
31		A. Pool Table
	IX.	Unfinished Business
33-35		A. Status of Termite Inspection, Treatment and Repair
36-59		1. Termite Reports for Approval
60-69		B. Pest Control Proposals
		C. 2015 Action Plan Review
70-81		D. Outstanding Maintenance Proposal Review
		E. Homeowner Correspondence
82		1. SA-0087-0035-01 Late Charge Reversal

SA-0087-0113-01 Late Charge Reversal

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X. New Business

89-90	A	A. Newsletter
	I	B. Website Set-Up and Contents
91-100	(C. Roof Repair 12031 Stonegate
	I	D. Next Site Inspection
	H	E. Next Meeting Discussion
	F	F. Administrative
101-102		 Opt-Out Form and Cover Letter
103		2. Annual Calendar
104		3. IDR Procedures
105-107		4. Annual Policy Statement
108-122	XI. (Correspondence – No Action Required

XII. Adjourn