

STONEGATE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 7, 2018
COMMUNITY CLUBHOUSE

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, February 7, 2018, at the Community Clubhouse. President Heidi Gilia called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Anita Coyoli
Heidi Gilia
Jeno Gilia
Cynthia Jantzen
Dorothy Prout

Directors Absent: None

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM

Others Present: Diana Khalil

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL1164-18 from Villa Park Landscape to install mulch throughout the community, at a total cost of \$2,250.00. The cost was to be charged to operating. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

VILLA
PARK
LANDSCAPE
PROPOSALS
AND
REPORT

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL1165-18 from Villa Park Landscape to complete the various removals, installations, trimming, etc., as stated on the proposal from the January 19, 2018 landscape walk, at a total cost of \$347.500. The cost was to be charged to operating. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

Cardinal was directed to issue a work order to Villa Park Landscape to trim the tree at the north end of the tennis court, nearest to 12123 Stonegate Lane, that was blocking the light by the parking spaces.

WORK ORDER
TREE TRIM

As there were no owners present who wished to address the Board, there was no Homeowner Forum.

H/O FORUM

A Motion was duly made, seconded, and unanimously carried to approve the January 3, 2018 Regular Meeting Minutes, as written.

APPROVAL OF
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the December 2017 Financial Statement as prepared, subject to audit.

FINANCIAL
REVIEW

The Directors reviewed the current Aging Report. No action was required.

AGING REPORT

A Motion was duly made, seconded, and unanimously carried to approve the 2018 Investment Policy Resolution.

2018
INVESTMENT
POLICY

A Motion was duly made, seconded, and unanimously carried to approve the architectural application submitted by the owner of 12035 Stonegate Lane for the installation of a new sliding glass door. Cardinal was directed to advise the owner of the Board's decision.

ARCH. COMM.
12035 STONE-
GATE LANE

There was general discussion regarding the pool, jacuzzi, and pool furniture. Cardinal was directed to contact CPR Construction to obtain a start date for the pool pump room expansion.

POOL/SPA

It was noted that the missing table at the clubhouse had been returned.

CLUBHOUSE

It was noted that JSL Roofing had not completed ASN compliance. Director J. Gilia advised that he would contact JSL Roofing and advise that they had thirty days to comply or the Board would have to look for other roofing contractor options.

JSL ROOFING

Approval of the next building(s) to have the termite-damaged wood repaired/replaced was tabled to the next Meeting, as Sierra Termite had not completed the work on the buildings previously approved. Cardinal was directed to instruct Sierra Termite to contact Director Jantzen to schedule an appointment to repaint the areas painted the wrong color when the termite work on her building was completed.

SIERRA
TERMITE

Discussion on the bulletin board renovation was tabled to the next Meeting. Director Jantzen volunteered to look into what was available and report to the Board.

BULLETIN
BOARD

The Directors discussed the Association lights. Director J. Gilia advised repairs and replacements were on-going.

ASSOCIATION
LIGHTS

A Motion was duly made, seconded, and unanimously carried to approve proposal #20339 from CPR Construction to remove the brick planter and repair the stucco in front of 12111 Stonegate Lane, at a total cost of \$1,142.00, with the stipulation the brick planter to the left of the front door at 12112 Stonegate Lane was removed, at an additional cost to be determined. The cost was to be charged to reserves. Cardinal was directed to advise CPR Construction and the unit owners of the Board's decision.

CPR
CONSTRUCTION
12111 AND 12112
STONEGATE
LANE BRICK
PLANTERS

A Motion was duly made, seconded, and unanimously carried to authorize Cardinal Manager, Theresa Hirschman, to approve proposals for installation of an exterior plumbing access when needed.

PLUMBING
ACCESS

The Directors reviewed the correspondence from the owner of 5848 Chapman Avenue regarding cat feces on the garage roof. Cardinal was directed to advise the owner that if they know who the cat belonged the Board suggested the owner contact the cat owner to discuss the matter.

H/O CORRES.
5848 CHAPMAN
AVENUE

The Directors reviewed the correspondence from the owner of 12031 Stonegate Lane regarding a garage roof leak. The owner was present to discuss the matter with the Board. Cardinal was directed to issue a work order to Antis Roofing to repair the roof and to send a letter of confirmation of the action taken to the owner.

H/O CORRES.
12031
STONEGATE
LANE

The Directors reviewed the correspondences from the owner of 12122 Stonegate Lane regarding neighbor complaints. Cardinal was directed to advise the owner that the owner of the residence was provided a copy of the Association's Rules and Regulations.

H/O CORRES.
12122 STONE-
GATE LANE

The Directors reviewed the request from the owner of 12150 Stonegate Lane for safelisting of their vehicle during interior renovations. Cardinal was directed to advise the owner that start and completion dates needed to be provided to Cardinal for the safelisting of his vehicle.

H/O CORRES.
12150 STONE-
GATE LANE

A Motion was duly made, seconded, and unanimously carried to hold bi-monthly, every other month, Board meetings effective immediately. Therefore, the next Regular Board Meeting was scheduled to be held on Wednesday, April 4, 2018, at 6:30 p.m. at the Community Clubhouse.

BI-MONTHLY
BOARD
MEETINGS/
NEXT MTG.

The Directors discussed newsletter topics. Cardinal was directed to include articles regarding the following topics in the March newsletter: April Meeting Date; Bi-Monthly Board meetings announcement; Republic Services holiday information; large item pick-up information; suggestions for newsletter topics; and termite wood repair update.

NEWSLETTER

The next site inspection was scheduled for Friday, February 16, 2018 at 9:00 a.m.

SITE INSP.

The Directors reviewed and discussed the 2017/2018 Legislative Update. A Motion was duly made, seconded, and unanimously carried to request the Association's attorney draft solar panel installation guidelines to include, but not limited to, solar panels were to be installed on the individual owner's garage roof, owners were required to obtain and pay the cost for drafting and filing of a covenant that would be attached to the title, the cost and responsibility for removal and reinstallation of the solar panels when roof maintenance was needed, and any cost to repair any damage to the roof and/or interior of the garage roof caused by the solar panels would be the responsibility of the owner.

2017/2018
LEGIS.
UPDATE/
SOLAR PANEL
GUIDELINES

There being no further business, a Motion was duly made, seconded, and unanimously carried to adjourn the Meeting at 7:27 p.m.

ADJOURN

Submitted by: Theresa Hirschman, CMCA, AMS, PCAM, Senior Account Manager

SUBMITTED

ATTEST:

ATTEST

Heidi Gilia, President

Date

SECRETARY CERTIFICATION

CERTIFY

I, Cynthia Jantzen, the appointed Secretary of the Stonegate Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Stonegate Homeowners Association Board of Directors Meeting held on February 7, 2018, as approved by the Board Members in attendance of the Meeting.

Cynthia Jantzen, Secretary

Date

DRAFT