

STONEGATE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 2, 2016
COMMUNITY CLUBHOUSE

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, March 2, 2016, at the Community Clubhouse. Vice President Heidi Gilia called the Meeting to order at 6:34 p.m.

CALL TO
ORDER

Directors Present: Heidi Gilia
Cynthia Jantzen
Dorothy Prout

Directors Absent: Anita Coyoli
Jeno Gilia

Representing Cardinal: Nancy Vlasak, CMCA, AMS

Others Present: Kazumi Barton
Michael Dean
Natalie Hazard
Arlene White

Vice President Heidi Gilia opened the Homeowner Forum.

H/O FORUM

The owner of 12147 Stonegate noted a problem with skunks and opossums near his unit and indicated an avocado tree may be attracting them. The Board told the owner they would review the matter. Cardinal was directed to add it to the April Meeting Agenda.

12147
STONEGATE

The owner of 12139 Stonegate requested to know when the work in the front yard of the unit would be complete. Cardinal was directed to check with Villa Park Landscape to find out when the work would be done and notify the owner and the Board. Cardinal gave the owner a reimbursement check approved at the February Meeting.

12139
STONEGATE

The owner of 5832 Chapman commented that there was termite damage between her unit and the neighboring unit. The owner was told that a community-wide project to treat and repair termite damage was underway.

5832 CHAPMAN

The owner of 12031 Stonegate discussed a needed repair of a roof leak on her garage. The owner was informed that the repair proposal was on the Meeting Agenda for discussion.

12031
STONEGATE

As there were no other homeowners present who wished to address the Board, the Homeowners Forum was closed.

H/O FORUM
CLOSED

The Directors reviewed the February 3, 2016 Regular Meeting Minutes. A Motion was duly made, seconded, and unanimously carried to approve the February 3, 2016 Regular Meeting Minutes, as submitted.

APPROVAL OF
MINUTES

<p>Cardinal announced that quorum was not obtained to hold the Third Calling of the Annual Meeting. Cardinal was directed to prepare a Resolution for the April meeting, concluding the Board's attempts to achieve quorum for the Annual Meeting.</p>	ANNUAL MEETING – NO QUORUM
<p>A Motion was duly made, seconded, and unanimously carried to accept the January 2016 Financial Statement as prepared, subject to audit.</p>	FINANCIAL STATEMENT
<p>The Directors discussed Morgan Stanley Investments. Cardinal was directed to invite a Morgan Stanley representative to attend either the April or May meeting, when Director Jenó Gilia can attend and add it to the Meeting Agenda of the month decided.</p>	MORGAN STANLEY
<p>The Directors reviewed the Aging Report. No action was required.</p>	AGING REPORT
<p>The Directors reviewed the Audited Financial Statements, tax returns, and change of year-end application form. A Motion was duly made, seconded, and unanimously carried to approve the Audited Financial Statements for the six-month period ended December 31, 2015, as submitted, by Robert A. Owens, CPA, and sign taxes and the application form to change the year-end to December 31, 2015. Cardinal was directed to notify the vendor of the Board's decision and to mail the taxes and year-end change form to the IRS and to mail the Audited Financial Statements to the membership.</p>	AUDIT, TAXES, YEAR-END CHANGE
<p>There was no new information on the Reserve Study. No action was required.</p>	RESERVE STUDY
<p>The Directors discussed the short-year budget that would be produced for July 1, 2016 through December 31, 2016 to coincide with the year-end change to December 31. No action was taken.</p>	BUDGET
<p>The Directors reviewed and discussed the February 19, 2016 landscape walk and proposal for planting. A Motion was duly made, seconded, and unanimously carried to table the Villa Park Landscape February 19, 2016 landscape walk proposal. No action was taken on proposals for 12066 Stonegate pine tree removal and 12080 Stonegate root removal and lowering planter grade. Cardinal was directed to have Villa Park Landscape complete the work at 12139 Stonegate before approval of any other proposals.</p>	LANDSCAPE PROPOSALS
<p>No new information was provided by Pool Perfection regarding Title 22. Pool heat was to be turned on year round, but has not been on. Cardinal was directed to contact Pool Perfection to turn the pool heat on during their next regularly scheduled service visit.</p>	POOL HEAT
<p>The Directors reviewed the Clubhouse Listing. No action was taken.</p>	CLUBHOUSE
<p>The Directors discussed the termite inspection, treatment, and repair project. Jim Turner of Turner Termite was present to discuss the project and supplied a color-coded map of buildings with the status of each building. Nancy Vlasak reported three locations that needed additional work since their building work had been completed.</p>	TERMITE PROJECT

The Directors discussed the Action List and outstanding maintenance items. Cardinal was directed to call one owner to Hearing that had been in process under the previous management company.

ACTION LIST

Pest Control proposals were still being received. No action was taken.

PEST CONTROL

The Directors reviewed and discussed correspondence from the owner with Account #SA-0087-0096-01 regarding a reimbursement request. A Motion was duly made, seconded, and unanimously carried to deny the bathroom ceiling reimbursement request as the invoice is not dated and the roof repair had not yet occurred, but the ceiling was repaired. Cardinal was directed to: notify the owner of the Board's decision; inform the owner that the interior insulation is his responsibility and does not need approval; and interior termite repair and interior wood repair in the attic is an owner responsibility and does not require HOA approval.

ACCOUNT #
SA-0087-0096-01
REIMBURSE-
MENT REQUEST

The Directors reviewed and discussed a Maintenance Contract. A Motion was duly made, seconded, and unanimously carried to approve the CPR Construction Services Maintenance Agreement (HM-SG-01), Option 1 for 8 hours per week at \$48.00 per hour, with materials at cost plus 15%. Cardinal was directed to notify the vendor of the Board's decision and set up a meeting with the CPR representative and a Board representative to discuss projects and tour the community.

MAINTENANCE
CONTRACT

The Directors reviewed and discussed an insurance proposal. A Motion was duly made, seconded, and unanimously carried to table the NFP Insurance Proposal until the April Meeting. Cardinal was directed to follow-up with the insurance company on questions the Board had and add the NFP Proposal to the April Agenda noting that the insurance renewal date is April 17, 2016.

INSURANCE
RENEWAL

The Directors reviewed and discussed a roof repair proposal. A Motion was duly made, seconded, and unanimously carried to deny the Fontaine Weatherproofing proposal for 12031 Stonegate and request that JSL Roofing bid on the project.

12031
STONEGATE
ROOF REPAIR

The Directors discussed the management contract, newsletter addendum, and expectations with Nancy Vlasak. Cardinal was requested to put vendor information from the book Director Jenö Gilia provided into each board packet.

MANAGEMENT
EXPECTATIONS

The Directors discussed the first newsletter. No action was taken.

NEWSLETTER

The Directors discussed the website set-up and contents. No action was taken.

WEBSITE

The Directors tabled the Administrative section of the agenda to be discussed at the April Meeting.

ADMINISTRA-
TIVE

The next site inspection was to be determined.

NEXT SITE
INSPECTION

The next Meeting was scheduled for Wednesday, April 6, 2016, at 6:30 p.m. at the Community Clubhouse.

NEXT MEETING

There being no further business, the Meeting was adjourned at 9:36 p.m.

ADJOURN

Submitted by: Nancy Vlasak

SUBMITTED

Attest:

ATTEST

Heidi Gilia, Vice 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 March 2, 2016, as approved by the Board Members in attendance of the Meeting.

Cynthia Jantzen, Secretary

Date