

STONEGATE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 4, 2018
COMMUNITY CLUBHOUSE

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, April 4, 2018, at the Community Clubhouse. President Heidi Gilia called the Meeting to order at 6:30 p.m.

Directors Present: Anita Coyoli
Heidi Gilia
Cynthia Jantzen
Dorothy Prout

Directors Absent: Jeno Gilia

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM

Others Present: Rita Low

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL1507-18 from Villa Park Landscape to complete the various removals, installations, trimming, etc., as stated on the proposal from the February 16, 2018 landscape walk, at a total cost of \$656.50. The cost was to be charged to operating. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL1508-18 from Villa Park Landscape to remove and install new landscape around the monument, as stated on the proposal, at a total cost of \$646.00. The cost was to be charged to reserves. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

Director H. Gilia opened the Homeowner Forum.

The owner of 12095 Stonegate Lane was present to discuss parking and parking spaces.

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

A Motion was duly made, seconded, and unanimously carried to approve the February 7, 2018 Regular Meeting Minutes, as written.

A Motion was duly made, seconded, and unanimously carried to accept the January and February 2018 Financial Statements as prepared, subject to audit.

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

A Motion was duly made, seconded, and unanimously carried to table lien authorization for APN# 224-230-09, as the owner had made a substantial payment. Cardinal was directed to add this item to the June Meeting agenda.

CALL TO
ORDER

VILLA
PARK
LANDSCAPE
PROPOSALS
AND
REPORT

H/O FORUM

12095 STONE-
GATE LANE

H/O FORUM
CLOSED

APPROVAL OF
MINUTES

FINANCIAL
REVIEW

AGING REPORT

LIEN
APN# 224-230-09

A Motion was duly made, seconded, and unanimously carried to approve the proposed 5% management fee increase, for a total monthly fee of \$2,100.00, and the updated contract exhibit from Cardinal Property Management, to be effective May 1, 2018.

MANAGEMENT
FEE & UPDATED
EXHIBITS

There was no report from the Architectural Committee.

ARCH. COMM.

A Motion was duly made, seconded, and unanimously carried to appoint Cyndi Jantzen to serve as a Committee member, and Rita Low to serve as Committee Chair to the Parking Committee.

PARKING
COMMITTEE

There was no report from the Pool Committee.

POOL/SPA

There was no report from the Clubhouse Committee.

CLUBHOUSE

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

BULLETIN
BOARD

A Motion was duly made, seconded, and unanimously carried to approve the proposals from Sierra Termite for the termite damage repair at 12097 to 12109 Stonegate Lane at a total cost of \$2,500.00, additional work at 12097 Stonegate Lane at a total cost of \$1,800.00, additional work at 12099 Stonegate Lane at a total cost of \$345.00, 12111 to 12123 Stonegate Lane at a total cost of \$4,750.00, additional work at 12123 Stonegate Lane at a total cost of \$925.00, 12125 to 12137 Stonegate Lane, at a total cost of \$7,295.00, and additional work at 12137 Stonegate Lane at a total cost of \$1,120.00. The costs were to be charged to reserves. Cardinal was directed to advise Sierra Termite and the affected owners of the Board's decision.

SIERRA
TERMITE

A Motion was duly made, seconded, and unanimously carried to approve the proposals from Sierra Termite for the termite damage repair at 12124 Stonegate Lane at a total cost of \$815.00, and 12070 Stonegate Lane at a total cost of \$1,090.00. The costs were to be charged to reserves. Cardinal was directed to advise Sierra Termite and the affected owners of the Board's decision. Cardinal was also directed to request Sierra Termite to provide the cost difference between installation of a door jamb/frame and installation of a pre-hung door and frame.

The Directors reviewed the correspondence from the owner of 12052 Stonegate Lane regarding a drainage issue. Cardinal was directed to request a proposal from Villa Park Landscape to install a French drain in front of the unit similar to the one installed at 12063 Stonegate Lane. Cardinal was also directed to advise the owner of the action taken.

H/O CORRES.
12052
STONEGATE
LANE

The Directors reviewed the Cardinal 2018 Board Education schedule. No action was required.

CPM BOD ED.
SCHEDULE

The Directors reviewed the proposed project from Fast5Xpress for installation of a carwash at the adjacent property. The Board had no objections. No action was required.

FAST5XPRESS

The Directors discussed front door painting, garage door repair and painting, and activity in the back alley. It was determined the front doors would be painted when the buildings were painted, the garage door and painting was the owner's responsibility, and the Association had no control over activity in the alley, as the alley belonged to the City.

DISCUSSION
ITEMS

Cardinal was directed to request proposal for asphalt repair and slurry sealing of all streets. The proposal request was to include lowering the asphalt at the edge of the garage where it meets the asphalt to alleviate water seeping into the garage.

ASPHALT
REPAIR &
SLURRY SEAL

The Directors discussed newsletter topics. Cardinal was directed to include articles regarding the following topics in the April newsletter: No Meeting in May; June Meeting Date; Pool Rules; vendor trucks and trash days; large item pick-up information; suggestions for newsletter topics; and termite wood repair update.

NEWSLETTER

The next site inspection was scheduled for Friday, April 13, 2018 at 10:00 a.m.

SITE INSP.

The Directors reviewed and discussed the NFP Association insurance renewal proposal to be effective from April 17, 2018 to April 18, 2019. A Motion was duly made, seconded, and unanimously carried to approve the NFP Association insurance renewal proposal to include the package policy, crime/fidelity, Directors & Officers, Workers' Compensation, and the liability umbrella coverages, at a total annual premium of \$28,684.10. Cardinal was directed to advise NPG of the Board's decision.

ASSOCIATION
INSURANCE
RENEWAL

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 April 4, 2018, as approved by the Board Members in attendance of the Meeting.

Cynthia Jantzen, Secretary

Date