

STONEGATE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 5, 2017
COMMUNITY CLUBHOUSE

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, April 5, 2017, at the Community Clubhouse. President Heidi Gilia called the Meeting to order at 6:31 p.m.

CALL TO
ORDER

Directors Present: Anita Coyoli
Heidi Gilia
Cynthia Jantzen
Dorothy Prout

Directors Absent: Jeno Gilia

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM

Others Present: Michael Dean
John Fallman

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL1940-17, dated March 30, 2017 to perform all landscape items listed on the report from the March 24, 2017 landscape walk, at a total cost of \$1,847.00. The cost was to be charged to reserves. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

VILLA
PARK
LANDSCAPE
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL1751-17 from Villa Park Landscape to install two five-gallon podocarpus and eight five-gallon raphiolepis clara at 12111 Stonegate Lane, at a total cost of \$292.00. The cost was to be charged to reserves. 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 #VPL1941-17 from Villa Park Landscape to install fifty yards of mulch throughout the Association, 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.

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL1866-17 from Villa Park Landscape to install drainage as outlined on the proposal at 12080 Stonegate Lane, at a total cost of \$1,875.00. The cost was to be charged to reserves. 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 #VPL1865-17 from Villa Park Landscape to install drainage as outlined on the proposal at 12111 Stonegate Lane, at a total cost of \$1,158.00. The cost was to be charged to reserves. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

President Heidi Gilia opened the Homeowner Forum.

H/O FORUM

The owner of 12089 Stonegate Lane was present to discuss obtaining a new parking pass. It was noted that the owner was previously a renter in a different unit. After discussion, a Motion was duly made, seconded, and unanimously carried to waive the \$100.00 fee for issuance of a parking pass. Director Jantzen agreed to advise the patrol service of the Board's decision.

12089
STONEGATE
LANE

The owner of 12150 Stonegate Lane was present to outline complaints he had with the neighbors at 12148 Stonegate Lane. The owner confirmed he had submitted his complaints in writing to be reviewed by the Board at the May Meeting. Additionally, the owner advised he had talked to the neighbor regarding his complaints and was advised the complaints would be addressed. The owner also stated he would be present at the May Meeting to provide an update on the situation.

12150 & 12148
STONEGATE
LANE

There was discussion on vehicles with either a handicap placard or handicap plates who were parking within the Association without Association parking passes. The Directors agreed to verify the Association's Rules regarding this matter to determine whether or not those owners needed to obtain an Association parking pass.

PARKING
PASS

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

H/O FORUM
CLOSED

A Motion was duly made, seconded, and unanimously carried to approve the March 1, 2017 Regular Meeting Minutes, as corrected.

APPROVAL OF
MINUTES

Acceptance of the February 2017 Financial Statement was tabled to the May Meeting, as the Treasurer was not in attendance.

FINANCIAL
STMT.

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

AGING REPORT

A Motion was duly made, seconded, and unanimously carried to approve the proposal from SCT Reserves to prepare the Level III 2018 Reserve Study, at a total cost of \$500.00. Cardinal was directed to advise SCT Reserves of the Board's decision.

2018 RESERVE
STUDY

A Motion was duly made, seconded, and unanimously carried to deny the filing of a lien against APN #224-203-32, as the account had been paid.

LIEN APN
#224-203-32

There was no report from the Architectural Committee.

ARCH. COMM.

The proposal from Mor-Watts Electric for upgrades in the pool area was tabled to the May Meeting.

MOR-WATTS
PROPOSAL

Discussion of the pool pump room addition item was tabled to the May Meeting.

EXPAND POOL
PUMP ROOM

The proposal from Great Scott Maintenance Company to clean the clubhouse interior was tabled to the May Meeting.

CLUBHOUSE
CLEANING

The Directors reviewed proposal #18639 from CPR Construction for painting the walls, baseboards, and trim work throughout the clubhouse. A Motion was duly made, seconded, and unanimously carried to approve Option #2, at a total cost of \$3,532.00. The cost was to be charged to reserves. Cardinal was directed to advise CPR Construction of the Board's decision and to instruct them to set up an appointment with Director Jantzen to schedule the painting.

CLUBHOUSE
PAINTING

The Directors discussed revisions of the current clubhouse Rental Rules. Cardinal was directed to revise the rules with the noted changes for Board review at the May Meeting.

CLUBHOUSE
RENTAL RULES

The Directors reviewed and discussed the 2017 Action Plan. No action was required.

ACTION PLAN

Discussion regarding the Certified Service Provider status for JSL Roofing was tabled to the May Meeting.

JSL ROOFING

Review and discussion of the proposals for the balconies, posts, and brick work repairs were tabled indefinitely. Cardinal was directed to remove this item from the agenda.

BALCONIES,
POSTS & BRICK
WORK

It was noted that the owners of two units had not scheduled their backyards to be inspected by Sierra Termite as previously requested. Cardinal was directed to schedule Hearings for both owners for failure to schedule the inspections to be held at the May Meeting.

TERMITE
INSPECTIONS
BACKYARDS

Cardinal was requested to advise Sierra Termite that if rain gutters or any other items were removed during the termite repair work that those items needed to be reinstalled when the work was completed.

SIERRA
TERMITE-
TERMITE
DAMAGE
REPAIRS

A Motion was duly made, seconded, and unanimously carried to approve the proposals from Sierra Termite for the termite damage repair at 12047 to 12063 Stonegate Lane at a total cost of \$7,620.00, and 12029 to 12045 Stonegate Lane, at a total cost of \$8,121.00. The costs were to be charged to reserves. Cardinal was directed to wait until the work on the second building was started before advising Sierra Termite and the affected owners of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to approve proposal #18319 from CPR Construction to repair the two side garage door jambs and stucco molding at 12110 Stonegate Lane, at a total cost of \$678.00. The cost was to be charged to reserves. Cardinal was directed to advise CPR Construction and the unit owner of the Board's decision. Additionally, Cardinal was directed to advise CPR Construction to schedule the repairs with the owners.

CPR CONSTRT.
12110
STONEGATE
LANE GARAGE
DOOR JAMBS &
STUCCO
MOLDING

Discussion of the bulletin board renovation was tabled to the May Meeting.

BULLETIN
BOARD

It was noted a proposal had been requested from CPR Construction for the monument sign renovation. This item was to be included on the May Meeting agenda.

MONUMENT
SIGN

The Directors reviewed the correspondence from Cardinal regarding Pilera. No action was required.

PILERA

The Directors reviewed and discussed the NFP Association insurance renewal proposal to be effective from April 17, 2017 to April 18, 2017. A Motion was duly made, seconded, and unanimously carried to approve the NFP Association insurance renewal proposal as follows: Package Policy \$23,341.00; Fidelity Coverage \$676.00; Umbrella Policy \$1,753.10; Directors and Officers Coverage \$1,774.00; and Workers' Compensation \$878.00. Cardinal was directed to advise NPG of the Board's decision.

NFG
ASSOCIATION
INSURANCE
RENEWAL

The Directors discussed newsletter topics. Cardinal was directed to include articles regarding the following topics: termite tenting/fumigation, garage sale, May Meeting, Koffee Klatch date, Association website, large item pick-up information, suggestions for newsletter topics, it has been noticed that someone has left used doggie waste bags in the common areas, please dispose of the waste bags properly, and help yourself to the fruit on the fruit trees in the common areas.

NEWSLETTER

The Directors reviewed the updated Community Project List. No action was required.

COMM.
PROJECT LIST

The Directors reviewed the request from the owner of account 12050 Stonegate Lane for waiver of the \$125.00 pre-lien fee, and late and interest charges. A Motion was duly made, seconded, and unanimously carried to deny the owner's request as the pre-lien fee was a hard cost already paid by the Association and the late and interest charges were imposed in accordance with the Association's Assessment Collection Policy. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
12050
STONEGATE
LANE

The Directors tabled the proposal from The Judge Law Firm to amend the Association's CC&R's.

CC&R
AMENDMENT

The Directors reviewed the proposal from Antis Roofing for garage roof repair at 12034 Stonegate Lane. Cardinal was directed to request a revised proposal from Antis Roofing to include all garages in this building and installation of a turbine for each individual garage.

ANTIS
ROOFING
PROPOSAL

The next site inspection was scheduled for Friday, April 28, 2017 at 9:30 a.m. It was noted the site inspection and landscape walk would be completed on the fourth Friday of each month at 9:30 a.m.

SITE
INSPECTION

The next Regular Board Meeting was scheduled to be held on Wednesday, May 3, 2017, at 6:30 p.m. at the Community Clubhouse.

There being no further business, the Meeting was adjourned at 7:56 p.m.

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

Heidi Gilia, President

Date

SECRETARY CERTIFICATION

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 5, 2017, as approved by the Board Members in attendance of the Meeting.

Cynthia Jantzen, Secretary

Date

NEXT
MEETING

ADJOURN

SUBMITTED

ATTEST

CERTIFY