

STONEGATE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 4, 2016  
COMMUNITY CLUBHOUSE

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, May 4, 2016, at the Community Clubhouse. Vice President Anita Coyoli called the Meeting to order at 6:33 p.m.

CALL TO  
ORDER

Directors Present: Anita Coyoli (left 9:01 p.m.)  
Jeno Gilia  
Cynthia Jantzen  
Dorothy Prout (arrived 7:20 p.m.); (left 8:11 p.m., returned 8:24 p.m.)

Directors Absent: Heidi Gilia

Representing Cardinal: Nancy Vlasak, CMCA, AMS

Others Present: Vince Daigneault, Morgan Stanley  
Ryan Pietz (Tenant)  
Tim Pietz (Owner)

Vice President Anita Coyoli opened the Homeowner Forum.

H/O FORUM

The owner of 12098 Stonegate commented on his tenant's neighbor-to-neighbor issues that had recently occurred and mentioned that police were called.

12098  
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 April 6, 2016 Regular Meeting Minutes. A Motion was duly made, seconded, and unanimously carried to approve the April 6, 2016 Regular Meeting Minutes, as submitted.

APPROVAL OF  
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the March 2016 Financial Statement as prepared, subject to audit.

FINANCIAL  
STATEMENT

Vince Daigneault, 1<sup>st</sup> Vice President and Financial Advisor, of Morgan Stanley Wealth Management was present to review and discuss investments with the Board. A Motion was duly made, seconded, and unanimously carried to approve moving \$120K from the Pacific Premier Money Market Account to Morgan Stanley and combining it with \$30K from the Morgan Stanley Cash Account for a total of \$150K to be split into three (3) \$50K CDs to fill in the laddering strategy at 18-24 month terms as appropriate at the best available rate.

MORGAN  
STANLEY  
REVIEW

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

AGING REPORT

<p>The Directors reviewed and discussed the draft Reserve Study. A Motion was duly made, seconded, and unanimously carried to approve the 2017 draft Reserve Study, as submitted, with no changes.</p>	RESERVE STUDY
<p>The Directors reviewed the 2016 budget for the July 1, 2016 through December 31, 2016 period to coincide with the year-end change to December 31. A Motion was duly made, seconded, and unanimously carried to approve the 2016 budget for the July 1, 2016 through December 31, 2016 period, as submitted, with no changes and no increase in the monthly assessment. Cardinal was directed to mail the 2016 budget to the membership by May 31, 2016.</p>	BUDGET
<p>The Directors reviewed the Villa Park Landscape Report. The Villa Park Landscape mulch proposal was not addressed.</p>	LANDSCAPE
<p>The Directors discussed pool/spa rules signage. Cardinal was directed to check pool signs on the next site inspection.</p>	POOL SIGNS
<p>The Directors discussed the Clubhouse lighting and fireplace repairs. Director Gilia said he would handle the follow up requested by the gas company on the fireplace, and he indicated that there were no lighting issues that were needed at the Clubhouse.</p>	CLUBHOUSE
<p>The Directors discussed the termite inspection, treatment, and repair project. The Board directed Cardinal to requests proposals from termite and construction vendors and indicated they did not wish to use Angelo's Termite or Accurate Termite.</p>	TERMITE PROJECT
<p>The Directors discussed the Action List and evaluated the CPR maintenance contract operation.</p>	ACTION LIST/ MAINTENANCE CONTRACT
<p>The Directors reviewed and discussed correspondence from the owner with Account #SA-0087-0020-01 regarding garage door painting. Director Jantzen would coordinate with the CPR technician to submit a proposal to paint the garage door, which is owner responsibility and will be charged to the owner.</p>	ACCOUNT # SA-0087-0020-01 GARAGE DOOR PAINTING
<p>The Directors reviewed and discussed correspondence from the owner with Account #SA-0087-0089-01 regarding account concerns and security concerns. The owner's account is current, so no action was taken. Cardinal was directed to inform the owner the account is current and that the Board would take the lighting request under advisement.</p>	ACCOUNT #SA-0087-0089-01 ACCOUNT AND SECURITY CONCERNS
<p>The Directors reviewed and discussed correspondence from the owner with Account #SA-0087-0080-01 regarding account concerns. The owner's account is current, so no action was taken. Cardinal was directed to inform the owner the account is current.</p>	ACCOUNT # SA-0087-0080-01 ACCOUNT CONCERNS

The Directors discussed parking. Nancy Vlasak reported she met with Nancy Stiefel of DPA in an effort to improve parking enforcement.

PARKING

The Directors reviewed and discussed several administrative items. A Motion was duly made, seconded, and unanimously carried to decline the opt-out form and cover letter; and to approve the IDR Procedures and Annual Policy Statement, with the Clubhouse Door specified as the place for the meeting agenda and notices. A Motion was duly made, seconded, and unanimously carried to table the Stonegate Box Inventory for clarification on what could be purged and what needs to be retained.

ADMINISTRATIVE

The Directors discussed the newsletter. No action was taken.

NEWSLETTER

The Directors discussed the website set-up and contents. Nancy Vlasak indicated that the website was up and running.

WEBSITE

The next site inspection will be held on Friday, May 27, 2016. The scheduled site inspections will now be the Fridays before the Board Meetings.

NEXT SITE INSPECTION

The next Meeting was scheduled for Wednesday, June 1, 2016, at 6:30 p.m. at the Community Clubhouse.

NEXT MEETING

There being no further business, the Meeting was adjourned at 9:28 p.m.

ADJOURN

Submitted by: Nancy Vlasak, CMCA, AMS

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 May 4, 2016, as approved by the Board Members in attendance of the Meeting.

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Cynthia Jantzen, Secretary

\_\_\_\_\_  
Date

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