

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

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, July 5, 2017, 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: None

The proposal from Villa Park Landscape for the 2017 Tree Trimming was tabled.

VPL PROPOSALS

President Heidi Gilia opened the Homeowner Forum.

H/O FORUM

It was reported that people were parking in a "No Parking" area near 12047 Stonegate Lane. Director Gilia agreed to purchase "No Parking" signs and post them in the area. Additionally, it was discussed that when the asphalt repair/slurry seal project was performed additional stripping would be added to this area.

PARKING  
ISSUE

It was reported that the patrol company patrolled at the same time every night. Cardinal was requested to contact the patrol company and request that the time of the patrols be random and not set for the same time each night, as owners/residents know their schedule.

PATROL  
ISSUE

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 June 19, 2017 Regular Meeting Minutes, as written.

APPROVAL OF  
MINUTES

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

FINANCIAL  
STMTS.

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

AGING REPORT

The Directors discussed the 2018 Budget. Cardinal was directed to draft a budget without an increase in assessments for Board review and consideration at the August Meeting.

2018 BUDGET

Theresa was no report from the Architectural Committee.	ARCH. COMM.
Cardinal advised the Board that two proposals were pending for the pump room expansion and that Empire Works had declined to bid.	EXPAND POOL PUMP ROOM
The proposal from Pool Perfection to replace the pool heater was tabled.	POOL HEATER
Cardinal was directed to obtain three proposals for pool and spa maintenance.	POOL/SPA MAINTENANCE
It was noted pest control service had been requested and Great Scott Maintenance had been advised the Board had approved their proposal to strip and wax the floors in the clubhouse. Both contractors had been instructed to contact Director Jantzen to schedule the work.	CLUBHOUSE PEST CONTROL & FLOOR CLEANING
Discussion regarding the Certified Service Provider status for JSL Roofing was tabled to the August Meeting.	JSL ROOFING
The proposal from Antis Roofing to replace the roof and install turbines on the garages at 12029 to 12045 Stonegate Lane was tabled.	GARAGE ROOFS
The proposal from Antis Roofing to repair the clubhouse roof was tabled.	CLUBHOUSE ROOF
Approval of the next building(s) to have the termite damaged wood repaired/replaced was tabled to the August Meeting, as Sierra Termite had not completed the work on the buildings previously approved.	SIERRA TERMITE-
Discussion of the bulletin board renovation was tabled to the August Meeting.	BULLETIN BOARD
The Directors reviewed the flyer from Cardinal regarding the August 29, 2017 Board Education Class. No action was required.	CPM BOD ED. CLASS
The Directors reviewed the information from CAI/CLAC regarding the "Buck-A-Door" program and the Community Leadership Training Program. A Motion was duly made, seconded, and unanimously carried to approve a donation to CLAC in the amount of \$126.00. Cardinal was directed to process the donation for payment.	CAI/CLAC BUCK-A-DOOR DONATION
The Directors discussed newsletter topics. Cardinal was directed to include articles regarding the following topics: termite tenting/fumigation, Parking Rules in bullet point format, July 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, per Association's Rules and Regulations working on vehicles behind garages was prohibited, 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

A Motion was duly made, seconded, and unanimously carried to approve Option #1 on proposal #19420 from CPR Construction for stucco repairs and planter removal at 12139 Stonegate Lane at a total cost of \$3,375.00. The cost was to be charged to reserves. Cardinal was directed to advise CPR Construction and the unit owner of the Board's decision.

CPR CONSTR.  
12139  
STONEGATE  
LANE

A Motion was duly made, seconded, and unanimously carried to approve proposal #19294 from CPR Construction to repair the window trim at the entry and sand and paint the interior window sill at 12107 Stonegate Lane, at a total cost of \$483.00. The cost was to be charged to operating. Cardinal was directed to advise CPR Construction and the unit owner of the Board's decision.

CPR CONSTR.  
12107  
STONEGATE  
LANE

The next site inspection was scheduled for Friday, July 21, 2017 at 9:30 a.m.

SITE  
INSPECTION

The next Regular Board Meeting was scheduled to be held on Wednesday, August 2, 2017, at 6:30 p.m. at the Community Clubhouse.

NEXT  
MEETING

There being no further business, the Meeting was adjourned at 7:10 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 July 5, 2017, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Cynthia Jantzen, Secretary

\_\_\_\_\_  
Date