

STONEGATE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
DECEMBER 5, 2018  
COMMUNITY CLUBHOUSE

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, December 5, 2018, at the Community Clubhouse. Secretary Cynthia Jantzen called the Meeting to order at 5:55 p.m.

CALL TO  
ORDER

Directors Present: Anita Coyoli  
Heidi Gilia – Arrived at 6:10 p.m.  
Jeno Gilia – Arrived at 6:10 p.m.  
Cynthia Jantzen  
Dorothy Prout

Directors Absent: None

Cardinal: Janet Mehan, CMCA, AMS

Others Present: Nancy Stiefel – District Protective Agency

The representative from District Protective Agency Patrol Company was present to answer questions from the Directors regarding the patrol service. The Directors requested the patrol service send proposals for pool security, foot patrols checking the side perimeter gates, and clubhouse doors and any other service to the Association they might be able to provide in addition to the vehicle patrol.

DISTRICT  
PROTECTIVE  
AGENCY

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Villa Park Landscape for the removal of a tree and stump grinding at 12141 Stonegate, at a total cost of \$1,350.00. The cost was to be charged to reserves. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

VILLA PARK  
LANDSCAPE

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Villa Park Landscape for removal of ground cover and addition of other plant landscape material, as indicated on the proposal, at a total cost of \$274.00. The cost was to be charged to operating. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

The Directors reviewed the October landscape walk report provided by Villa Park Landscape. No action required.

LANDSCAPE  
WALK

Director Coyoli reported the owner of 12150 Stonegate had sent an email to her and Cardinal requesting the full amount of \$125.00 be refunded him for the damage by the termite company to the rain gutter earlier in the year. A Motion was duly made, seconded, and unanimously carried to authorize the refund of \$125.00. The Directors tabled further discussion regarding Sierra Termite and how best to have them pay for the damage to the owner.

12150  
STONEGATE

As there were no owners present who wished to address the Board, the Homeowner Forum was not held.

H/O FORUM

A Motion was duly made, seconded, and unanimously carried to approve the October 3, 2018 Regular Meeting Minutes, as written.

APPROVAL OF  
MINUTES

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

FINANCIAL  
REVIEW

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

AGING REPORT

A Motion was duly made, seconded, and unanimously carried to approve the architectural application submitted by the owner of 12049 Stonegate Lane to replace and paint the garage door. Cardinal was directed to advise the owner of the Board's decision.

ARCH. COMM.  
12049  
STONEGATE

Cardinal was requested to send a courtesy violation to the owner of 12046 Stonegate that the color of the new garage door was not the approved color and needed to be repainted or replaced.

12046  
STONEGATE

Cardinal was requested to contact JSL Roofing and coordinate the garage roof repairs at 12029-12045 Stonegate and notify the owners of the timing and inform them their vehicles would need to be safe listed or parked on the street and out of the garages for a period of time.

JSL ROOFING

Cardinal was requested to contact the solar panel company to determine when they could come out to re-connect the pipes for the pool area.

SOLAR  
PANELS

The following items were tabled to the February 6, 2019 Regular Meeting: compact car parking spaces and poles, bulletin board renovation, asphalt slurry seal project, janitorial service proposals, and the subject of subletting.

TABLED  
ITEMS

A Motion was duly made, seconded, and unanimously carried to approve the proposal from CPR Construction for fence repair by 1250/12052 Stonegate, at a cost of \$2,083.00.

CPR  
CONSTRUCT.

The Directors reviewed the proposal from CPR Construction for replacement of the pedestrian garage door at 12129 Stonegate. Cardinal was requested to inform CPR Construction they only wanted to replace the door with a basic solid wood door and to revise their proposal and send to Cardinal.

A Motion was duly made, seconded, and unanimously carried to approve the revised Clubhouse Rules, as written. Cardinal was requested to send out to the owners and tenants for a thirty day review and inform the owners and tenants the new rules would be adopted at the February 6, 2019 Regular Meeting.

CLUBHOUSE  
RULES

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Daniel J. Leonard III, CPA to perform the year-end audit and taxes, at a cost of \$925.00.

YEAR-END  
AUDIT/TAXES

Cardinal was requested to issue a work order to Sierra Termite to return to the alleyway behind the area of 12063 where termite work had been performed, but the color painted on the new wood was the wrong color and needed to be redone.

SIERRA  
TERMITE

There being no further business, a Motion was duly made, seconded and unanimously carried to adjourn the Meeting at 6:55 P.M. to the Second Calling of the Annual Meeting. Janet Mehan reported twenty-six ballots were received and sixty-four were needed for quorum. The Third Calling of the Annual Meeting would be held on February 6, 2019, if quorum was met.

ADJOURN  
ANNUAL  
MEETING

Submitted by: Janet Mehan, CMCA, AMS - Senior Account Manager.

SUBMITTED

ATTEST

ATTEST

\_\_\_\_\_  
Heidi Gilia, President

\_\_\_\_\_  
Date

SECRETARY CERTIFICATION

SECRETARY  
CERTIF.

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 December 6, 2018, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date