

STONEGATE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 3, 2019
COMMUNITY CLUBHOUSE

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, April 3, 2019, 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

Cardinal: Janet Mehan, CMCA, AMS

Others Present: Steve Ramsey

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Villa Park Landscape for a drain installation at 12085 Stonegate, at a cost of \$853.00. 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 the proposal from Villa Park Landscape to mulch in the community, at a cost of \$2,250.00, 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.

H/O FORUM

The owner of 12091 Stonegate Lane was present to inquire about the process and timing of the mold removal and build-back in the bathroom of the home. Janet Mehan reported the asbestos would have to be removed first, then the mold and clearances provided, and then the build-back would be done.

12091
STONEGATE
LANE

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 February 6, 2019 Regular Meeting Minutes, as written.

APPROVAL OF
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the December 2018, January 2019, and February 2019 Financial Statements, as prepared, subject to audit.

FINANCIAL
REVIEW

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

AGING REPORT

The Directors requested to not see the copies of the checks in the monthly Financial Statements, as well as the change of address for existing accounts pages.

FINANCIAL
REPORTS

Cardinal was requested to contact Pool Perfection, as there was a lot of water in the pump room leaking from one of the pipes.

POOL

Janet Mehan reported Pool Perfection would be acid washing the Jacuzzi and pool the week of April 15, 2019 or the week of April 22, 2019. Cardinal was requested to be sure the pool man would put signs up on the pool gates informing the owners the pool would be closed during that time period.

A Motion was duly made, seconded, and unanimously carried to approve a not to exceed \$500.00 for Director Jenó Gilia to purchase and install a new microwave for the clubhouse.

CLUBHOUSE

The Directors discussed some parking issues and reviewed the proposal from District Protective Security. A Motion was duly made, seconded, and unanimously carried to have the patrol person each patrol, effective immediately, drop the report slips showing any citations, tows, or disturbances under the mat at the front door of 12063 Stonegate. Director Jantzen would collect them and review with the Board.

DPA

The Directors reviewed the correspondence from the owner of 12050 Stonegate requesting to know why only one side of the fence at his property was redone and not the entire fence around the home. Cardinal was requested to inform the owner the Association could not replace all the fences and only prioritized fences that were falling down or needed immediate attention at this time, were being replaced..

12050
STONEGATE

A Motion was duly made, seconded, and unanimously carried to ratify the proposal from Service First Restoration for mold remediation, at a cost of \$2,795.00, to be charged to the reserve account.

RATIFY

A Motion was duly made, seconded, and unanimously carried to approve the proposal from SCT Reserve Consultants for a Level III off-site reserve study to be performed, at a cost of \$525.00.

SCT RESERVE

The Directors reviewed the Annual Disclosure from Cardinal and the 2019 Legislative Update, and no action was taken.

The Directors reviewed the correspondence from Director Coyoli requesting the family at 12145 Stonegate to have an additional parking pass. A Motion was duly made, seconded, and carried to deny the request. Cardinal was requested to inform the owners.

12145
STONEGATE

A Motion was duly made, seconded, and unanimously carried to approve the reimbursement of \$350.00 to Director Prout for damages done by a neighbor to her wall unit from water intrusion. Cardinal was requested to create a voucher, have a

REIMBURSE-
MENT

check issued and signed at Cardinal and forward to Director Prout.

Cardinal was requested to send a courtesy letter to the owners at 12099 Stonegate to remove all the items hanging from the roof.

12099
STONEGATE

Janet Mehan reported JSL Roofing had agreed to perform the garage roofing repairs at the homes of 12029 through 12045 Stonegate and at 12140 Stonegate starting May 6, 2019, if the weather was good. Cardinal was requested to inform the owners and residents of the garage roof repairs prior to the work being started.

GARAGE ROOFS

Director Jenö Gilia reviewed the proposal from Jim Murray Roofing regarding a leak into the garage at 12039 Stonegate and agreed this was owner's responsibility. Cardinal was requested to inform the owner.

12039
STONEGATE

There being no further business, a Motion was duly made, seconded and unanimously carried to adjourn the Meeting at 7:35 P.M.

ADJOURN

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 April 3, 2019, as approved by the Board Members in attendance of the Meeting.

Cynthia Jantzen, Secretary

Date