

STONEGATE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 2, 2019
COMMUNITY CLUBHOUSE

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, October 2, 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
Elyse Wasserman

Director(s) Absent: None

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM
Senior Account Manager

Others Present: Representative from California Safety First
Teresa Cook
Scott Harris
Inger Hauge

It was announced that quorum had not been achieved to conduct the Annual Meeting. Therefore, the Second Calling of the Annual Meeting was scheduled for December 4, 2019 at 6:30 p.m.

ANNUAL
MEETING

The representative from California Safety First was present to answer the Board's questions regarding their proposal to provide patrol service and a parking permit program. It was noted that the representative from Unified Protective Services was a no show. Cardinal was directed to include patrol service/parking permit program on the agenda for the December Meeting.

CALIFORNIA
SAFETY
FIRST/
PATROL
SERVICE

The scheduled Hearing was held for the owner of account #SA8716716 for failure to remove the dead plant material on the balcony. The owner was not present. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance to allow time to verify compliance. Cardinal was directed to advise the owner of the Hearing results, to verify compliance, and schedule another Hearing for the December Meeting if the violation was not corrected.

HEARING
ACCOUNT
#SA8716716

The scheduled Hearing was held for the owner of account #SA8716856 for failure to remove or properly secure the hanging wire to the right of the patio area. The owner was not present. A Motion was duly made, seconded, and carried to hold the violation in abeyance to allow time to verify compliance. Cardinal was directed to advise the owner of the Hearing results, to verify compliance, and schedule another Hearing for the December Meeting if the violation was not corrected.

HEARING
ACCOUNT
#SA8716856

The scheduled Hearing was held for the owner of account #SA8716758 for running a garden hose through the garage window to the exterior of the residence allowing water to run into the common area. The owner was not present. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance to allow time to verify compliance. Cardinal was directed to advise the owner of the Hearing results, to verify compliance, and schedule another Hearing for the December Meeting if the violation was not corrected.

HEARING
ACCOUNT
#SA8716758

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL3863-19-13 from Villa Park Landscape to maintain or replace multiple landscaped areas in the community per the September 2019 landscape walk, at a total cost of \$300.00. The cost was to be charged to operating. 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 recommendation from Villa Park landscape to relocate two rose bushes from in front of the monument sign and fill in the area where the two bushes were removed with agapanthus, at no additional cost to the Association. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

MONUMENT
SIGN
LANDSCAPE

A Motion was duly made, seconded, and unanimously carried to approve proposal #543 from Villa Park Landscape to trim one avocado tree, four crape myrtle, ten cupania, one ficus "Benjamin", three liquidambar, six pear, two podocarpus, and ten sycamore trees, at a total cost of \$3,460.00. The cost was to be charged to operating. Cardinal was directed to advise Villa Park Landscape of the Board's decision.

TREE
TRIMMING

Director H. Gilia opened the Homeowner Forum.

H/O FORUM

The owner of 12149 Stonegate Lane was present to inquire if turbines were being installed on all garage roofs, and when the patrol service was being performed. The Directors advised the turbines were being installed on all garage roofs when the roof was replaced, and the patrols were performed at night. The owner also stated the Board should consider increasing the assessment. The Directors advised an increase for the 2020 fiscal year had been approved and all owners would be advised.

12149
STONEGATE
LANE

The owner of 12080 Stonegate Lane was present to obtain an update on the spa and ask if the speed bumps would be repainted during the asphalt/slurry seal project. The Directors advised the owner the spa had an underground water line leak which caused the solar heat and the heater not to work properly and that proposals had been requested for the repair, and advised that painting of the speed bumps was included in the project.

12080
STONEGATE
LANE

The owner of 12080 Stonegate Lane inquired about the pool and patrol issues. The owner suggested "No Dogs Permitted" signs be posted in the pool area. The Directors answered the owner's questions.

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 August 7, 2019 Regular Meeting Minutes, as written.

APPROVAL OF
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the July 2019, and August 2019 Financial Statements, as prepared, subject to audit. It was noted that the Board reviewed the Financials on a monthly basis.

FINANCIAL
REVIEW

Director Jantzen, reporting for the Architectural Committee, reported an architectural application had been submitted to install solar panels. The Directors discussed the laws regarding solar panels. Cardinal was directed to obtain an estimated cost from Whitney/Petchul to draft, file, and record a covenant that runs with the land for installation of solar panels on Association maintained roofs, to include but not limited to: Owner would bear the cost to draft, file and record the covenant, Owner shall be solely responsible for maintaining and repairing the Improvement in a first-class, watertight, neat, safe, sanitary and orderly condition. If Owner failed to maintain the Improvement in accordance with the terms of this Agreement and the Declaration to the Association's reasonable satisfaction, then Association may perform such maintenance, and the cost of such maintenance shall be charged to Owner as a Special Assessment, as that term was defined in the Declaration. Owner shall be permitted to maintain the Improvement until such time, if any, as the Owner received notice from the Association ("Association Notice") demanding temporary or permanent relocation or removal of the Improvement. Such request for relocation/removal must be made for "good cause" shown. Within sixty (60) calendar days from the receipt of an Association Notice, the Improvement shall be temporarily or permanently relocated/removed, as the case may be, at Owner's sole cost and expense. Cardinal was also directed to obtain a proposal from Whitney/Petchul for legal services.

ARCH.
COMMITTEE

The Directors reviewed the proposal from Scott English Plumbing to repair/replace the spa return pipe. It was noted a second proposal had been requested from Pro Finish Plumbing. A Motion was duly made, seconded, and unanimously carried to authorize Director J. Gilia to approve a cost not to exceed \$6,360.00. Upon receipt of the proposal from Pro Finish, Cardinal was directed to forward the second proposal to Director J. Gilia for review to obtain final approval.

POOL
COMMITTEE
SPA
RETURN
PIPE
LEAK

The Directors reviewed the correspondence from the owner of 12080 Stonegate Lane regarding the pool lights and stucco. Cardinal was directed to advise the owner the lights and stucco would not be addressed at this time.

H/O CORRES.
12080 STONE-
GATE LANE

The Directors discussed patrol issues at the pool over the summer. No action was required at this time.

PATROL ISSUES
AT POOL

The Directors discussed installation of a second free standing gazebo in the pool area, A Motion was duly made, seconded, and unanimously carried to authorize Director H. Gilia the authority to order the second free standing gazebo to match the existing gazebo and have it shipped. The cost was to be charged to reserves.

NEW
GAZEBO
FOR POOL
AREA

The Directors discussed the resident use of the spa during the spa closure. No action was required.

SPA USE

The Directors discussed the fob system tracking and usage. It was noted that Ken's Locksmithery updated the system.

KEY FOB
SYSTEM

The Directors discussed the painting of the interior of the clubhouse and purchase of a ceiling fan to replace the bar lighting.

CLUBHOUSE
INTERIOR

The Directors determined not to pursue the bulletin board renovation at this time. Cardinal was directed to remove this item from the agenda.

BULLETIN
BOARD

The Directors discussed the asphalt repair/slurry seal project and the proposals received from Rose Paving and Caliber Paving. Cardinal was directed to forward the proposal, via email, and contact information to Director J. Gilia and to include this item on the next Meeting agenda.

ASPHALT/
SLURRY
SEAL
PROJECT

The Directors reviewed the September 20, 2019 site inspection notes. Director J. Gilia advised the light fixtures were in the process of being cleaned.

SITE INSP.
NOTES

The Directors discussed the Association's website. A Motion was duly made, seconded, and unanimously carried to remove all documents except the newsletters, Minutes, and agendas, as all other items were available on the Homeowner Portal. It was noted the newsletter would need to be updated to reflect what items were available on the website.

ASSOCIATION
WEBSITE

The Directors tabled the discussion regarding restatement of the governing documents to the December Meeting, to allow time to obtain a proposal for an Association attorney.

RESTATE
GOV. DOCS.

It was noted that the start date for the garage re-roof at 12138 thru 12152 Stonegate Lane and 12098 thru 12110 Stonegate Lane was October 14, 2019, weather permitting.

GARAGE ROOF
UPDATE

The Directors reviewed the nine remaining proposals from JSL Roofing to re-roof the garage roofs and install turbines. A Motion was duly made, seconded and unanimously carried to approve proposal #1632 to re-roof the garages for 12125 thru 12137 Stonegate Lane and install one wind turbine on each garage, as outlined on the proposal, at a total cost of \$15,438.00, and proposal #1633 to re-roof the garages for 12139 thru 12151 Stonegate Lane and install one wind turbine on each garage, as outlined on the proposal, at a total cost of \$14,767.00. The costs were to be charged to reserves. Cardinal was directed to hold sending approval to JSL Roofing until the two previously approved garage roofs were completed.

JSL
ROOFING
PROPOSALS
GARAGE
ROOFS

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Sierra Termite, report #31677, for the termite treatment, specifically item #11A, at 12072 Stonegate Lane at a total cost of \$495.00. The cost was to be charged to reserves. Cardinal was directed to advise Sierra Termite and the unit owner of the Board's decision.

SIERRA
TERMITE
PROPOSALS
12072 STONE-
GATE LANE

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Sierra Termite, report #31888, for the termite treatment and damage repair, specifically items #8A, #11A, and #11B, at 12027 Stonegate Lane at a total cost of \$1,485.00. It was noted that item #10A was the unit owner's responsibility, not the Association's. The cost was to be charged to reserves. Cardinal was directed to advise Sierra Termite and the unit owner of the Board's decision.

12027
STONEGATE
LANE

A Motion was duly made, seconded, and unanimously carried to authorize Director J. Gilia the authority to approve a proposal from Villa Park Landscape to remove a tree next to 12063 Stonegate Lane and to approve the proposal from Comet Lighting to repair the electrical short/replace the wiring that the trees roots had penetrated and damaged. The costs were to be charged to reserves.

ELECTRICAL
SHORT
REPAIR/TREE
REMOVAL

The Directors reviewed the request for reimbursement submitted by the owner of 12091 Stonegate Lane for the purchase of a replacement bathroom counter top disposed of during the water damage remediation. A Motion was duly made, seconded, and unanimously carried to approve the owner's request for reimbursement in the amount of \$91.54. Cardinal was directed to process the reimbursement and advise the owner of the Board's decision.

H/O CORRES.
12091
STONEGATE
LANE

The Directors reviewed the fee waiver request submitted by the owner with account #SA871668. A Motion was duly made, seconded, and unanimously carried to deny the owner's request for waiver of late and interest.

H/O CORRES.
ACCOUNT
#SA871668

The Directors briefly discussed signs for the pedestrian gates regarding delivery of packages. The Directors determined that no action was required.

SIGNS

The Directors reviewed the email correspondence from the owner of 12080 Stonegate Lane regarding the cracked sidewalk behind the pool. Cardinal was directed to advise the owner the sidewalk repair was included in work previously approved and would be scheduled and/or completed in the near future.

H/O CORRES.
12080
STONEGATE
LANE

The Directors discussed newsletter topics. Cardinal was directed to include articles regarding the following topics in the November and December newsletters: December Meeting Date and Second Calling of the Annual Meeting; Holiday Party – December 11, 2019 at 6:00 p.m.; Ugly Sweater Contest – to be held at the Holiday Party; and the Holiday Decorating contest.

NEWSLETTER
ARTICLES
/TOPICS

The next Regular Board Meeting and the Second Calling of the Annual Meeting was scheduled to be held on Wednesday, December 4, 2019, at 6:30 p.m. at the Community Clubhouse.

NEXT
MEETING

There being no further business, a Motion was duly made, seconded and unanimously carried to adjourn the Meeting at 7:58 p.m.

ADJOURN

Submitted by: Theresa Hirschman, CMCA, AMS, PCAM, 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 October 2, 2019, as approved by the Board Members in attendance of the Meeting.

Cynthia Jantzen, Secretary

Date

