

STONEGATE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 5, 2020  
VIA TELEPHONE CONFERENCE

CALL TO  
ORDER

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, August 5, 2020, via telephone conference. President Heidi Gilia called the Meeting to order at 6:31 p.m.

Directors Present: Heidi Gilia  
Inger Hauge  
Cynthia Jantzen

Director(s) Absent: Anita Coyoli  
Jeno Gilia

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

Others Present: Ralph and Vicki Corbett  
Greg Enger  
Lori Fellman

A Motion was duly made, seconded, and unanimously carried to table proposal VPL2580-20 from Villa Park Landscape to address the drainage issue located at 12137 to 12123 Stonegate Lane.

VILLA PARK  
LANDSCAPE  
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL2296-20 from Villa Park Landscape for plant removal and installation at 12045 Stonegate Lane at a total cost of \$475.00. The cost was to be charged to operating. Cardinal was directed to advise Villa Park Landscape and the unit owner of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to approve proposal #VPL2589-20 from Villa Park Landscape for items noted on the June 2020 Landscape Walk at a total cost of \$382.50. 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 response from Villa Park Landscape regarding the request submitted by the owner with account #SA8716638 that the landscape company reimburse the owner \$150.00 to repair a broken water line on the exterior of the residence. It was noted that the landscape company had advised that they were not performing any work in that area on the date of the incident and therefore, would not be issuing a reimbursement to the owner. A Motion was duly made, seconded, and unanimously carried for the Association to reimburse the owner in the amount of \$150.00, as the breakage was in the common area. Cardinal was directed to process the reimbursement to the owner.

Cardinal was directed to issue work orders to Villa Park Landscape to repair/adjust the irrigation in front of 12145 to 12151 Stonegate Lane, as the area constantly flooded, and to trim the plant material in front of 12139 Stonegate Lane, as the plant material was overgrown.

VILLA PARK  
LANDSCAPE  
CONTINUED

Director H. Gilia opened the Homeowner Forum.

H/O FORUM

The owners of 12082 Stonegate Lane were present to discuss installation of new windows, their termite report and paint colors. The Directors advised the owner of the architectural application procedure, the termite report was included on the agenda for approval and requested that Cardinal email the paint colors to the owners.

12082  
STONEGATE  
LANE

The owners of 12074 Stonegate Lane were present to discuss water damage to their unit from the broken water line in the neighboring unit. After discussion regarding this and the owner's request that the Association inspect the foundation between the residences the owners left the Meeting. A Motion was duly made, seconded, and unanimously carried to refer this matter to the Association's attorney, as the Board felt that per the Association's CC&R's this was the owner's responsibility not the Association's. Cardinal was directed to request a legal opinion on whether or not this issue was the Association's or the owner's responsibility. Additionally, Cardinal was directed to advise the owner the Board was investigating this matter further and would be reviewing it again at the October Meeting.

12074  
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 Minutes of the June 3, 2020 Regular Meeting and the June 16, 2020 Executive Session, as written.

APPROVAL OF  
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the May and June 2020 Financial Statements, as prepared, subject to audit. It was noted that the Board reviewed the Financials on a monthly basis.

FINANCIAL  
REVIEW

Review and discussion on the 2021 Budget and Reserve Study was tabled.

2021 BUDET &  
RESERVE STDY.

The Directors reviewed the current aging report. Cardinal was directed to investigate the status on the lien resolution for account #SA8716700.

AGING  
REPORT

The Directors reviewed the proposals from Inouye, Shively, Klatt & McCorvey and Owens, Moskowitz and Associates to perform the 2020 Audit and prepare the tax returns. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Inouye, Shively, Klatt & McCorvey at a total cost of \$1,025.00. Cardinal was directed to advise both bidders of the Board's decision.

2020 AUDUT &  
TAX RETURNS

There was no report from the Architectural Committee.

ARCH. COMM.

There was nothing new to discuss regarding COVID-19 mandates.

Discussion on the pool deck and fencing was tabled.

The Directors discussed the request from the owner with account #SA8716740 for the Board to reconsider reimbursement of the clubhouse rental deposit that was previously denied. A Motion was duly made, seconded, and unanimously carried to deny the owner's request and to reiterate the Board's previous decision to withhold the deposit, as the Clubhouse Rental Rules that were signed by the owner were not followed, such as a piñata was set up in the common area, and balloon strings were wrapped around the ceiling fan motors. Cardinal was directed to advise the owner of the Board's decision.

The Directors reviewed the renewal proposal from CID Insurance for the Association's Workers' Compensation policy. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a total annual premium of \$361.00. Cardinal was directed to advise CID Insurance of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to deny the proposal from Dick's Lock & Safe to install key in lever access locks on the clubhouse and maintenance room doors, as the Board determined not to pursue this project at this time. Cardinal was directed to advise Dick's Lock & Safe of the Board's decision.

Adoption of the Revised Election Rules was tabled until after the 2020 Annual Meeting.

The Directors discussed the Association's Project List. No action was required.

It was noted that JSL Roofing would be cleaning all the roofs starting August 10, 2020.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from JSL Roofing to reroof the garage roofs and install nine wind turbines, one per garage, at 12047 thru 12063 Stonegate Lane, at a total cost of \$18,795.00. The cost was to be charged to reserves. Cardinal was directed to advise JSL Roofing and the unit owners of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from JSL Roofing to reroof the garage roofs and install eight wind turbines, one per garage, at 12079 thru 12065 Stonegate Lane, at a total cost of \$16,781.00. The cost was to be charged to reserves. Cardinal was directed to advise JSL Roofing and the unit owners of the Board's decision.

COVID-19

POOL DECK &  
FENCE

CLUBHOUSE  
RENTAL

CID INS.  
WORKERS'  
COMP.  
RENEWAL

DICK'S LOCK &  
SAFE PROPOSAL

ELECTION  
RULES

PROJECT  
LIST

ROOF  
CLEANING

REROOF  
GARAGES 12047  
THRU 12063  
STONEGATE  
LANE

REROOF  
GARAGES 12079  
THRU 12065  
STONEGATE  
LANE

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Sierra Termite, report #7875-AG 32803, for the termite treatment and repairs, specifically items 8B, 11A, 11B, 11C, and 11D, at 12082 Stonegate Lane at a total cost of \$2,500.00. The cost was to be charged to reserves. Cardinal was directed to advise the unit owner and Sierra Termite of the Board's decision.

SIERRA  
TERMITE  
12082 STONE-  
GATE LANE

A Motion was duly made, seconded, and unanimously carried to approve proposal #364 from CPR Construction for repairs to the front balcony at 12142 Stonegate Lane, at a total cost of \$5,357.00. The cost was to be charged to reserves. Cardinal was directed to advise the unit owner and CPR Construction of the Board's decision.

CPR PROPOSALS  
12142 STONE-  
GATE LANE  
BALCONY

The Directors reviewed proposal #416 from CPR Construction for garage weather stripping repairs at 12127 to 12135 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to table this proposal, as this would be included in the stucco and wood repair and painting project.

12127 TO 12135  
STONEGATE  
LANE TABLED

The Directors reviewed proposal #715 from CPR Construction for stucco repair at 12017 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to table this proposal to the next Meeting.

12017 STONE-  
GATE LANE  
TABLED

The Directors reviewed proposal #811 from CPR Construction for stucco repair at 12050 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to table this proposal to the next Meeting.

12050 STONE-  
GATE LANE  
TABLED

Discussion regarding surveillance cameras in the pool area was tabled.

CAMERAS

The Directors reviewed the parking variance request from the owner with account SA8716551. A Motion was duly made, seconded, and unanimously carried to grant the owner's request until December 2020, after which the owner would be required to submit a new request. Cardinal was directed to advise the owner and Patrol One of the Board's decision.

PARKING  
VARIANCE  
SA8716551

The Directors reviewed the parking variance request from the owner with account SA8716846. A Motion was duly made, seconded, and unanimously carried to approve the owner's request. Cardinal was directed to advise the owner and Patrol One of the Board's decision.

PARKING  
VARIANCE  
SA8716846

A Motion was duly made, seconded, and unanimously carried to appoint Director Coyoli to serve as the Board Liaison to Patrol One. Cardinal was directed to advise the Board Member and Patrol One of the Board's decision.

BOARD LISISON  
PATROL ONE

A Motion was duly made, seconded, and unanimously carried to appoint Lori Fellman as the 2020 Inspector of Election.

INSPECTOR OF  
ELECTION

The Directors reviewed the email proposal from CPR Construction to paint or stain the recently installed fence, as the color was not an exact match to the previously installed fencing at 12050 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve staining of the interior of the fence at a cost not to exceed \$550.00. Cardinal was directed to advise CPR Construction and the unit owner of the Board's decision.

CPR PROPOSAL  
12050 STONE-  
GATE LANE  
FENCE

Cardinal was directed to remove the agenda item "Ped Gate Keys".

PED GATE KEYS

The Directors reviewed the correspondence from the owner with account SA8716726 regarding the tennis court locks. Cardinal was directed to include an article in the newsletter regarding the locks and to add an agenda item "Tennis Court Access" for the October Meeting.

H/O CORRES.  
SA8716726/  
NEWSLETTER/  
AGENDA

A Motion was duly made, seconded, and unanimously carried to ratify approval of the proposal from Pool Perfection for installation of a new pool heater at a total cost of \$3,685.00. The cost was to be charged to reserve3s.

POOL  
HEATER

The Directors discussed newsletter topics. Cardinal was directed to include articles regarding the following topics in the October 2020 newsletter: October Meeting and Annual Meeting Date; reminder to turn in ballots for the Annual Meeting; reminder to trim trees and plant material in patio areas below the second story eaves; trash can rule; reminder not to put bulky items out for pick up until the night before scheduled pick up; reminder the old parking placards were no longer valid and to contact Patrol One for a new permit; reminder to close the tennis court gate when leaving the tennis court and, that due to COVID-19 mandates the clubhouse would remain closed until further notice.

NEWSLETTER  
ARTICLES  
/TOPICS

The next Regular Board Meeting and the Annual Meeting, if quorum was met, were scheduled to be held on Wednesday, October 7, 2020, at 6:30 p.m. via teleconference.

NEXT  
MEETING

There being no further business, a Motion was duly made, seconded, and unanimously carried to adjourn the Meeting at 7:38 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 August 5, 2020, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

