

STONEGATE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 3, 2021

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, February 3, 2021, via telephone conference. President Heidi Gilia called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Anita Coyoli
Heidi Gilia
Jeno Gilia

Director(s) Absent: Cynthia Jantzen

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

Others Present: Ralph and Vicki Corbett
Lori Fellman
Richard Frankenstein
David Grim
Stanley Lew

A Motion was duly made, seconded, and unanimously carried to approve proposal VPL5029-20 from Villa Park Landscape to remove and stump grind one tree near 12152 Stonegate Lane as the tree was lifting the sidewalk and affecting the sidewalk and proper closure of the pedestrian gate, at a total cost of \$900.00. 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 table proposal VPL4923-20 from Villa Park Landscape to remove two pine trees and install 2 white birch trees at 12011 Stonegate Lane.

Cardinal was directed to advise Villa Park Landscape that the lemon tree in the front of the community near the cul-de-sac was not being maintained and needed to be addressed.

Director H. Gilia opened the Homeowner Forum.

H/O FORUM

The owners of 12074 Stonegate Lane were present to discuss water damage to their unit from the neighboring unit, the structural engineer and their inspection, and requested the Board consider filing a claim with the Association's insurance company. It was determined that Cardinal would follow up with the engineer and copy the owner and provide the owner with updates. Additionally, Cardinal was requested to copy Director J. Gilia on all emails regarding this matter. The owner's request to file a claim would be discussed and the owner would be advised of the Board's decision.

12074
STONEGATE
LANE

The owner of 12082 Stonegate Lane was present to request a parking permit application be sent to her and to inquire on how to obtain a pedestrian gate key. Cardinal was directed to mail the parking permit application to the owner and the owner was advised to call Cardinal's office to obtain a pedestrian gate key.

H/O FORUM
12082
STONEGATE LN

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 December 2, 2020 Regular Meeting, as written.

APPROVAL OF
MINUTES

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

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 2021 Investment Policy, as prepared.

INVESTMENT
POLICY

There was no report from the Architectural Committee.

ARCH. COMM.

The Directors discussed the pool deck and pool fencing. Cardinal was directed to follow up with Alan Smith Pool Plastering on the request for a proposal to address the pool deck and drains and to instruct them to contact Director J. Gilia for specifics.

POOL DECK

A Motion was duly made, seconded and unanimously carried to table discussion in regard to the pool fencing.

POOL FENCE

A Motion was duly made, seconded and unanimously carried to table the key fob system proposals at this time. It was noted that the project would be pursued in the future.

KEY FOB
SYSTEM

A Motion was duly made, seconded, and unanimously carried to adopt the Special Facility Use Rules as drafted by the Association's attorney. Cardinal was directed to advise the membership of the Board's decision.

SPECIAL
FACILITY USE
RULES

There was nothing new to discuss regarding COVID-19 mandates. Therefore, the clubhouse would remain closed at this time.

COVID-19

Director J. Gilia reported that new latches had been ordered for the clubhouse storage door and the door leading into the restroom area.

CLUBHOUSE

The Directors tabled review of the proposals from Caliber Paving and Rose Paving for the asphalt repairs, seal coating and restriping.

ASPHALT/
SLURRY
PROJECT

The Directors table the proposal from Country Estate Fence to replace to wood patio fences using vinyl fencing material. Director J, Gilia agreed to contact Country Estate Fence to obtain a proposal for one entire building.

PATIO
FENCES

A Motion was duly made, seconded, and unanimously carried to schedule a Special Board Meeting to discuss the asphalt and patio fence proposals and discuss proposed ADU Guidelines for March 3, 2021 at 6:30 p.m.

SPECIAL
BOARD
MEETING

Adoption of the Revised Election Rules was tabled to the April 7, 2021 Meeting.

ELECTION
RULES

A Motion was duly made, seconded, and unanimously carried to ratify the Maintenance Committee's approval of the proposal from Absolute Signs for twenty "Private Property No Public Parking" signs at a total cost of \$699.20.

ABSOLUTE
SIGNS

The Directors discussed the clubhouse solar panels. Cardinal was directed to issue a work order to AMECO Solar to inspect the solar panels as they appeared to be malfunctioning.

CLHOUSE
SOLAR
PANELS

Cardinal was directed to request proposals for pool service.

POOL SERVICE

The Directors discussed the upcoming Association insurance renewal. Cardinal was directed to request a proposal for all insurance coverages from DiNino Insurance.

ASSOCIATION
INSURANCE

The Directors reviewed proposal #1751 from CPR Construction to remove the brick planter, repair exterior stucco, and repair interior water damage from the brick planter at 12124 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal, at a total cost of \$6,096.00. The cost was to be charged to reserves. Cardinal was directed to advise CPR Construction and the unit owners of the Board's decision.

CPR
PROPOSALS
12124
STONEGATE
LANE

The Directors reviewed proposal #1723 from CPR Construction to repair the garage wall damage at 12085 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal, at a total cost of \$1,419.00. The cost was to be charged to operating. Cardinal was directed to advise CPR Construction and the unit owners of the Board's decision.

12085
STONEGATE
LANE

The Directors tabled proposal #1485 from CPR Construction to repair the perimeter wall damage near 12062 Stonegate Lane. Cardinal was directed to work with the Board and the reporting owner in obtaining a police report for this incident so that the party that damaged the wall could be contacted.

PERIMETER
WALL
DAMAGE

The Directors tabled proposal #1482 from CPR Construction to replace the partition patio fence at 12147 Stonegate Lane, as a proposal was forthcoming from Country Estate Fence and both proposals would be reviewed at the March 3, 2021 Meeting.

12147
STONEGATE
LANE

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

PROJECT
LIST

There was no update on the roofing project.

ROOF UPDATE

The Directors reviewed the correspondence from the owner with account SA8716710 requesting the Board consider increased patrols. Cardinal was directed to advise the owner that the Board had taken their request under advisement.

H/O CORRES.
SA8716710

The Directors reviewed the correspondence from the owner with account SA8716836 regarding the alley way between the Association and the apartments, signs, and the pedestrian gate near 12152 Stonegate Lane. Cardinal was directed to advise the owner that a proposal had been approved to address the pedestrian gate, new signs had been ordered and would be installed, and the City had been contacted.

H/O CORRES.
SA8716836

The Directors reviewed the request from the renters of 12065 Stonegate Lane, for reimbursement of vehicle tow charges. A Motion was duly made, seconded, and unanimously carried to deny the request as the vehicles were towed in accordance with the Association's Rules. Cardinal was directed to advise the renters of the Board's decision. Additionally, Cardinal was directed to advise the owners that the Association's Rules were enforced the same for all owners and renters.

RENTER
CORRES.
12065
STONEGATE
LANE

The Directors discussed newsletter topics. Cardinal was directed to include articles regarding the following topics in the March 2021 newsletter: March 2021 Meeting; results of the Third Calling of the Annual Meeting; 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; reminder to wear masks or face coverings while in the common areas; and, that due to COVID-19 mandates the clubhouse would remain closed until further notice.

NEWSLETTER
ARTICLES
/TOPICS

The next Regular Board Meeting was scheduled to be held on Wednesday, April 7, 2021, at 6:30 p.m. via teleconference.

NEXT
MEETING

It was announced that quorum had not been achieved to conduct the Third Calling of the 2020 Annual Meeting. Therefore, a Motion was duly made, seconded, and unanimously carried to approve the No Quorum Resolution, and Anita Coyoli, Heidi Gilia, Jenq Gilia, and Cynthia Jantzen would continue to serve as Directors until the 2021 Annual Meeting. A Motion was duly made, seconded, and carried for the Officers to remain the same.

ANNUAL
MEETING/NO
QUORUM
RESOLUTION

A Motion was duly made, seconded, and unanimously carried to appoint Lori Fellman to fill the vacant seat on the Board of Directors until the 2021 Annual Meeting. Cardinal was directed to contact Lori Fellman to verify that she was still interested in serving on the Board.

DIRECTOR
APPOINTMENT

A Motion was duly made, seconded, and unanimously carried to deny filing a claim with the Association's insurance for the issue at 12074 Stonegate Lane, as the Board had already approved payment of the costs to engage a structural engineer and any related costs. Cardinal was directed to advise the owner.

12074
STONEGATE
LANE INS.
CLAIM REQ.

There being no further business, a Motion was duly made, seconded, and unanimously carried to adjourn the Meeting at 7:36 p.m.

ADJOURN

Submitted by: Theresa Hirschman, CMCA, AMS, PCAM, Senior Account Manager.

SUBMITTED

ATTEST

ATTEST

Heidi Gilia, President

Date

SECRETARY CERTIFICATION

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 February 3, 2021, as approved by the Board Members in attendance of the Meeting.

SECRETARY
CERTIF.

Cynthia Jantzen, Secretary

Date

