

STONEGATE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MAY 5, 2021

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, May 5, 2021, via telephone conference. President Heidi Gilia called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Lori Fellman
 Heidi Gilia
 Jeno Gilia
 Cynthia Jantzen

Director(s) Absent: Anita Coyoli

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

Others Present: None

It was announced the Board had met in Executive Session on April 7, 2021 to discuss third party contracts and legal matters.

EXEC. SESSION
ANNOUNCEMENT

The Directors reviewed proposals from Villa Park Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal VPL1479-21 from Villa Park Landscape for the installation of color four times per year at a total cost of \$2,564.00.

LANDSCAPE
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to approve proposal VPL1480-21 from Villa Park Landscape for the installation of mulch at a cost of \$2,500.00.

A Motion was duly made, seconded, and unanimously carried to deny proposal VPL44239-20 from Villa Park Landscape for tree removal.

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 Minutes of the February 3, 2021 Regular Meeting and the March 3, 2021 Special Meeting, as presented.

APPROVAL OF
MINUTES

The Directors confirmed the monthly review of the Financial Statements. A Motion was duly made, seconded, and unanimously carried to accept the January 2021 and February 2021 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 transfer of any prior year surplus to the reserve account.

PRIOR YEAR
SURPLUS

The Directors reviewed the proposals from Association Reserves and SCT Reserve Consultants. A Motion was duly made, seconded, and unanimously carried to approve level three of the proposal from SCT Reserve Consultants, to perform the 2022 Reserve Study without a site inspection, at a cost of \$550.00.

RESERVE
STUDY
PROPOSALS

There was no report from the Architectural Committee.

ARCH. COMM.

The Directors discussed the pool deck and pool fencing. Director Gilia agreed to follow up with Alan Smith Pool Plastering regarding the request for a proposal to address the pool deck and drains. Cardinal was directed to follow up with the owner and Country Estate Fence regarding the patio fence at 12147 Stonegate.

POOL DECK
POOL FENCE

The Directors reviewed the proposals from Aquatic Balance, Inc., Aquatrends Commercial Pool Services and Blue Balance Pool and Janitorial Service, Inc. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Aquatrends Commercial Pool Services at a cost of \$300.00 per month, twice per week during the months of October through April; and, \$450.00 per month, three times per week during the months of May through September.

POOL SERVICE
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to give Pool Perfection a 30-day termination notice.

The Directors discussed the Pool Committee Report. It was reported a confrontation occurred at the pool regarding children jumping off the clubhouse roof and climbing over the pool fences.

POOL COMM.

Director Gilia gave the Clubhouse Committee Report. It was noted the clubhouse remained closed due to COVID-19. Cardinal was requested to obtain signage for the restrooms as follows: "the disposal of soiled towels were not to be placed in trash containers".

CLUBHOUSE
COMM.

The Directors reviewed the proposals from Caliber Paving and Rose Paving for the asphalt repairs, seal coating and restriping. A Motion was duly made, seconded, and unanimously carried to approve phase one of the proposal from Caliber Paving at a total cost of \$92,488.00, including option one at a cost of \$4,860.00 with the stipulation the parking lines on Stonegate Lane were painted at no additional cost, to be charged to reserves. Cardinal was requested to schedule a walkthrough with Director Gilia and the contractor prior to the commencement of the project.

ASPHALT/
SLURRY
PROJECT

The Directors reviewed the proposed Election Rules and Procedures. It was noted the rules had been posted for general delivery to the membership for a twenty-eight-day comment period as required by law and no comments had been received. A Motion was duly made, seconded, and unanimously carried to adopt the Election Rules and Procedures as drafted. Cardinal was requested to distribute the new rules to the membership via general notice.

ADOPTIOIN
OF ELECTION
RULES

The Directors reviewed the draft ADU/JADU Guidelines. A Motion was duly made, seconded, and unanimously carried to forward the drafted guidelines to the Association's attorney for review in order to confirm the guidelines conform to the law and Association CC&Rs before distributing them to the membership for the twenty-eight-day comment period as required by law.

ADU/JADU
GUIDELINE
REVIEW

The Directors reviewed the proposal from The Judge Law Firm to provide Collection Attorney Services. A Motion was duly made, seconded, and unanimously carried to approve the proposal from The Judge Law Firm for collection services at a cost of \$250.00 per hour for Senior and Associate Attorneys, and \$100.00 per hour for Paralegals.

COLLECTION
ATTORNEY
SERVICES

The Directors reviewed the proposals from The DiNino Insurance Agency and NFP Business Insurance. A Motion was duly made, seconded, and unanimously carried to approve the proposal from The DiNino Insurance Agency at an annual premium cost of \$25,987.00.

ASSOCIATION
INSURANCE

The Directors reviewed the management fee increase request from Cardinal Property Management. A Motion was duly made, seconded, and unanimously carried to approve the management fee increase at a cost of \$2,205.00 per month, effective May 1, 2021.

MANAGEMENT
FEE INCREASE

The Directors reviewed proposal 1818 from CPR Construction. to repair the support posts and concrete footings at 12071 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a cost of \$3,282.00. The cost was to be charged to reserves.

CPR PROPOSAL
12071 STONE-
GATE LANE

The Directors reviewed proposal 1926 from CPR Construction to repair the damaged stucco at 12049 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a cost of \$800.00. The cost was to be charged to reserves.

CPR PROPOSAL
12049 STONE-
GATE LANE

The Directors reviewed proposal 1839 from CPR Construction to remove the short brick planter next to 12125 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a cost of \$1,779.00. The cost was to be charged to reserves.

CPR PROPOAL
12125 STONE-
GATE LANE

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

PROJECT LIST

The Directors discussed the Updated Roof Report. No action was required.

ROOF REPORT

The Directors reviewed the 2021 Legislative Summary and 2020 Case Law Review. Cardinal was requested to obtain proposals from an architect and/or engineering contractor for the inspection of the Association's balconies. Cardinal was additionally requested to contact the Association's new pool contractor to confirm all pool signage was up to code and conformed with the new law.

2021
LEGISLATIVE
UPDATE

The Directors reviewed the Board Educational Portal Class announcement. No action was required.

BOARD PORTAL
CLASS

The Directors reviewed the request from Always Green Turf. A Motion was duly made, seconded, and unanimously carried to deny the request to post/distribute their information.

ALWAYS
GREEN TURF

The Directors reviewed the correspondence from the owner with account SA8716849 advising of locations for COVID-19 vaccinations. Cardinal was requested to thank the owner for the information.

H/O CORRESP.
SA8716849

The Directors reviewed the correspondence from the owners with account SA8716953 regarding concerns with the community wide exterior painting. Cardinal was requested to advise the owners the Board was addressing all maintenance improvements according to priority and the Association's Budget and Reserve Study process.

H/O CORRESP.
SA8716953

The Directors discussed the newsletter topics. Cardinal was requested to include the following articles in the next newsletter:

NEWSLETTER
ARTICLES
/TOPICS

- Thank community for following the COVID-19 rules when using the pool which allowed the pool to remain open.
- Patrol company enforces parking issues only.
- Report suspicious activity, trespassing, noise nuisances, etc. to the police department's non-emergency number at 714-741-5704 and not the Board or Management.
- Details regarding the upcoming asphalt project.
- Community Business Corner Offer Services.

The next site inspection was scheduled for May 14, 2021 at 2:30 p.m. with special attention to count planters, count balconies and count trip hazards.

SITE
INSPECTION

The next Regular Board Meeting was scheduled to be held on Wednesday, June 16, 2021, 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 7:23 p.m.

ADJOURN

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

SUBMITTED

ATTEST

ATTEST

Heidi Gilia, President

Date

SECRETARY CERTIFICATION

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 May 5, 2021, as approved by the Board Members in attendance of the Meeting.

Cynthia Jantzen, Secretary

Date

