

STONEGATE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JUNE 16, 2021

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, June 16, 2021, via telephone conference. President Heidi Gilia called the Meeting to order at 6:33 p.m.

CALL TO
ORDER

Directors Present: Lori Fellman
 Heidi Gilia
 Jeno Gilia
 Cynthia Jantzen

Director(s) Absent: Anita Coyoli

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

Others Present: None

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 May 5, 2021 Regular Meeting, as submitted.

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 March 2021 and April 2021 Financial Statements as prepared, subject to audit.

FINANCIAL
REVIEW

The Directors reviewed the current aging report. No action was required.

AGING REPORT

The Directors reviewed the Budget Worksheet. Cardinal was directed to request proposals for annual termite inspections. It was noted that the pool deck and the pool and patio fencing projects would be included on the 2022 Budget.

BUDGET
WORKSHEET

There was no report from the Architectural Committee.

ARCH. COMM.

The Directors discussed the Pool Committee Report. It was noted the pool furniture work order was completed, as the pool furniture had been cleaned.

POOL COMM.

A work order had been issued to address the spider infestation in the clubhouse. Cardinal was directed to request proposals for sanitation fees and send information to President H. Gilia. It was noted the Directors were interested in a bulletin board to post notices. A Motion was duly made, seconded, and unanimously carried to approve the purchase of a bulletin board. Director J. Gilia advised he would obtain information for Board review at the next Meeting.

CLUBHOUSE
COMM.

It was noted that review of the ADU/JADU Guidelines was tabled, as the guidelines had not been received from the Association's attorney. Cardinal was directed to follow up with the attorney on this matter.

ADU/JADU
GUIDELINES

It was noted that the balcony inspection proposals were pending.

BALCONY INSPS.

The Board reviewed the Annual Meeting Preparation form provided by Cardinal Property Management. A Motion was duly made, seconded, and unanimously carried to set the record date as September 6, 2021. A Motion was duly made, seconded, and unanimously carried to approve Cardinal Property Management to mail the Annual Meeting notice and ballots. It was noted that appointment of the Inspector of Election was tabled to the next Meeting.

2021 ANNUAL
MEETING

The Directors reviewed proposal 2304 from CPR Construction to repair the damaged stucco surrounding the patio area at 12052 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to table the proposal.

CPR PROPOSAL
12052 STONE-
GATE LANE

The Directors reviewed proposal 2284 from CPR Construction to repair the damaged stucco surrounding the patio area and planter area at 12070 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a cost of \$1,894.00. The cost was to be charged to reserves.

CPR PROPOSAL
12070 STONE-
GATE LANE

The Directors reviewed proposal 2285 from CPR Construction to repair the damaged stucco and weep screed in the patio area at 12097 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a cost of \$1,418.00. The cost was to be charged to reserves.

CPR PROPOAL
12097 STONE-
GATE LANE

The Directors reviewed the proposal from Sierra Termite Control to repair termite damage to the exterior, garage, and master bedroom and bathroom at 12061 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal for items 11A, 11B, 11C, and 11D at a cost of \$1,260.00. The cost was to be charged to reserves. Item 10A was determined to be homeowner responsibility.

SIERRA TERMITE
PROPOSAL
12061 STONEGATE
LANE

The Directors reviewed the proposal from Accurate Termite and Pest Control to repair termite damage to the roof, siding, garage, and foundation at 12052 Stonegate Lane. A Motion was duly made, seconded, and unanimously carried to approve the proposal for items 2B, 2C, 2D, 2E, and 2F at a cost of \$1,8000.00. The cost was to be charged to reserves. Items 2A and 3A were determined to be homeowner responsibility.

ACCURATE TERMITE
PROPOSAL 12052
STONEGATE LANE

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

PROJECT LIST

The Directors discussed the Updated Roof Report. Cardinal was requested to follow up with JSA Roofing and include the four remaining proposals on the agenda for the next Board Meeting.

ROOF REPORT

The Directors reviewed the correspondence from the owner with account SA8716530 advising of mail theft. The Directors had done research and advised the mailboxes were the Post Office's responsibility. Cardinal was requested to send a letter to the Post Office and request new mailboxes or locks be installed. Cardinal was directed to advise the owner that the post office was responsible for the mailboxes and the post office locks and that a letter would be sent to the Postmaster requesting new mailboxes or post office locks be installed.

H/O CORRESP.
SA8716530

The Directors reviewed the correspondence from the owners with account SA8716726 regarding concerns with children and dogs playing on the tennis court. The Board determined no action was required.

H/O CORRESP.
SA8716726

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

NEWSLETTER
ARTICLES
/TOPICS

- Add pool rules.
- Advise fireworks were not allowed in the common areas per CC&Rs.
- If interested in serving as the Inspector of Election for the 2021 Annual Meeting/Election of Director, please contact Cardinal.
- Next Meeting date.

Cardinal was requested to send a broadcast email to Homeowners to advise that fireworks were not permitted in common areas and to please be mindful of their neighbors and pets on the 4th of July.

BROADCAST
EMAIL 4TH OF JULY

Director Jantzen advised of discrepancies in Patrol One's Composite Activity Reports. Cardinal was requested to invite the Patrol Supervisor to the next Meeting to review the reports. Cardinal was also requested to add the patrol reports to the next agenda.

PATROL ONE
ACTIVITY REPORT

The next site inspection was scheduled for June 22, 2021 at 3:00 p.m. with Director Jantzen.

SITE
INSPECTION

The next Regular Board Meeting was scheduled to be held on Wednesday, August 11, 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 to Executive Session at 7:22 p.m.

ADJ. TO EXEC.

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 June 16, 2021, as approved by the Board Members in attendance of the Meeting.

Cynthia Jantzen, Secretary

Date

