

STONEGATE HOMEOWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
AUGUST 11, 2021

The Regular Meeting of the Board of Directors of the Stonegate Homeowners Association was held on Wednesday, August 11, 2021, via telephone conference. President Heidi Gilia called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present: Anita Coyoli  
Lori Fellman  
Heidi Gilia  
Jeno Gilia  
Cynthia Jantzen

Director(s) Absent: None

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

Others Present: John Fallman  
Gilbert Alvarado

It was announced the Board had met in Executive Session following the Regular Meeting held on June 16, 2021 to discuss a legal matter.

EXEC. SESSION  
ANNOUNCEMENT

The Directors reviewed the July Walkthrough Report from Villa Park Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal VPL4265 to complete the required maintenance/landscape items, as noted, on the July Landscape walk, at a total cost of \$1,309.50. The cost was to be charged to operating.

VILLA PARK  
LANDSCAPE  
REPORT AND  
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to deny proposal VPL4303 from Villa Park Landscape to install six fifteen-gallon Italian Cypress trees at 12127 Stonegate Lane. Cardinal was requested to obtain a proposal from Villa Park Landscape for trees that match existing trees within the community, and request that they provide suggestions for trees that were easily maintained and would not get overgrown. Cardinal was also directed to advise the owner of the actions taken.

The Homeowner Forum was opened by President Gilia.

H/O FORUM  
OPENED  
H/O  
SA8716836

The owner with account SA8716836 was present to discuss the neighbor-to-neighbor late night party incident on July 25, 2021 at 12148 Stonegate Lane. It was reported vehicles were parked along the block wall/behind garages, guests were loitering/loud, children were playing during late night hours and trash was left behind. Patrol One was contacted, however, they did not arrive. It was noted these types of incidents involving this neighbor and their visitors had been going on for thirteen years.

Cardinal was requested to invite a representative from Patrol One to the next scheduled Meeting to discuss the incident and to remind the patrol service of their responsibilities and duties.

PATROL  
SERVICE

The owner with account SA8716784 was present to discuss the neighbor-to-neighbor late night party incident on July 25, 2021 at 12148 Stonegate Lane. It was reported children were throwing bottles in the alleyway and in front of garages. Cardinal was requested to send a violation notice to the owner of 12148 Stonegate Lane regarding all reported nuisances by both owners.

H/O  
SA8716784

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 16, 2021 Regular Meeting and the June 16, 2021 Executive Session, as amended.

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 May 2021 and June 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 prepare Draft 2022 Budget with a 20% increase in assessments.

2022 BUDGET

The Directors reviewed the 2022 Reserve Study prepared by SCT Reserve Consultants, Inc. A Motion was duly made, seconded, and unanimously carried to accept the Reserve Study as presented. It was noted that the reserve study recommended an increase in the annual reserve transfer for a total annual transfer of \$168,843.67.

2022 RESERVE  
STUDY  
ACCEPT

There was no report from the Architectural Committee.

ARCH. COMM.

The Directors tabled review of the pool deck proposal from Alan Smith Pool Plastering to the April 2022 Meeting Agenda. Cardinal was requested to add this item to the annual calendar.

POOL DECK  
PROPOSAL

The Directors tabled review of the fence proposals from Country Estate Fence to the April 2022 Meeting Agenda. Cardinal was directed to add this item to the annual calendar. Additionally, Cardinal was requested to verify with Country Estate Fence if the "free" fence installation at 12147 Stonegate had been completed.

FENCE  
PROPOSAL

The Directors reviewed the proposals from Aquatrends. A Motion was duly made, seconded, and unanimously carried to approve the following proposals from Aquatrends: 95646 to complete the necessary repairs, as listed, at a cost of \$2,630.48, and proposal 95649 for the necessary repairs, as listed, at a cost of \$648.14. It was noted the spa and pool lights were out.

AQUATRENDS  
PROPOSAL  
APPROVALS

A Motion was duly made, seconded, and unanimously carried to appoint Lori Fellman to serve as the Clubhouse Chair.

CLUBHOUSE  
CHAIR

The Directors discussed clubhouse rentals. A Motion was duly made, seconded, and unanimously carried to approve one event per weekend, increase the rental fee to \$100.00, approve Cardinal to process the clubhouse applications/collect the checks for the rental fee and deposit, and then email the applications to Director Fellman to coordinate issuance of the clubhouse key and completion of the checklist.

CLUBHOUSE  
RENTAL

The Directors discussed the ADU/JADU Guidelines. A Motion was duly made, seconded, and unanimously carried to approve the proposed guidelines as drafted. Cardinal was requested to distribute the proposed guidelines to the membership via general notice for the twenty-eight-day comment period as required by law and add the adoption of the garage sale rules to the next Meeting Agenda.

PROPOSED  
ADU/JADU  
GUIDELINES

The Directors tabled review of the balcony inspection proposals. Cardinal was requested to obtain a proposal from a licensed architect.

BALCONY INSPS.  
PROPOSALS

The Directors tabled review of the Caliber Paving project.

ASPHALT PROJECT

Cardinal was requested to obtain a proposal to install a pilaster/post from CPR Construction to be installed at the corner of 12047 Stonegate Lane.

PROPOSAL  
REQUEST

The Directors reviewed the CID Insurance renewal. A Motion was duly made, seconded, and unanimously carried to approve the CID Insurance renewal for workers' compensation at annual cost of \$364.00.

CID INSURANCE  
APPROVAL

The Directors reviewed the proposal from Concrete Hazard Solutions. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Concrete Hazard Solutions to grind three trip hazard areas and patch one area at a cost of \$385.00.

CONCRETE  
HAZARD  
SOLUTIONS

The Directors tabled review of proposal 2304 from CPR Construction regarding 12052 Stonegate Lane.

CPR PROPOSAL  
12052 STONEGATE

The Directors discussed light globes and the correspondence sent to the USPS. Cardinal was requested to obtain the cost for washing the white light globes once a year versus cleaning the light globes once a month. No further action was required regarding the correspondence sent to the USPS.

LIGHT GLOBES  
USPS

The Directors discussed organizing a holiday decoration contest. A Motion was duly made, seconded, and unanimously carried to deny organizing a holiday decoration contest.

HOLIDAY  
DECORATE  
CONEST

The Directors reviewed the updated project list. No action was required at this time.

PROJECT LIST

The Directors tabled review of the garage roof proposals from JSL Roofing.

JSL ROOFING  
PROPOSALS

The Directors reviewed the correspondence from the owner with account SA8716836 regarding a neighbor-to-neighbor issue. It was noted the matter was discussed during Homeowner Forum.

H/O CORRESP.  
SA8716836

The Directors discussed future Meeting locations. A Motion was duly made, seconded, and unanimously carried to hold future Meetings at the Association's clubhouse.

MEETING  
LOCATION

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

NEWSLETTER  
TOPICS

- clubhouse rental update and fees
- explain the definition of "quorum" regarding Annual Meetings

Cardinal was requested to contact Director Jantzen to schedule the next site inspection.

SITE  
INSPECTION

The next Regular Board Meeting and Annual Meeting were scheduled to be held on Wednesday, October 6, 2021 at 6:30 p.m. in the Association's Clubhouse

NEXT  
MEETING

There being no further business, a Motion was duly made, seconded, and unanimously carried to adjourn the Meeting at 8:16 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 August 11, 2021, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date