

STONEGATE HOMEOWNERS' ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
DECEMBER 8, 2021

The Regular Meeting of the Board of Directors of the Stonegate Homeowners' Association was held on Wednesday, December 8, 2021, at the Association Clubhouse. President Heidi Gilia called the Meeting to order at 6:32 p.m.

Directors Present: Anita Coyoli  
Lori Fellman  
Heidi Gilia

Director(s) Absent: Jenó Gilia

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: John Fallman

It was announced that quorum had not been achieved to conduct the Second Calling of the Annual Meeting. Therefore, the Third Calling of the Annual Meeting was scheduled for February 2, 2022 at 6:30 p.m. Cardinal was requested to include the No Quorum Resolution on the agenda and to include the bios of the owners who were running for the Board in the Board packet.

The Directors reviewed the patrol reports and rate increase from Patrol One. A Motion was duly made, seconded, and unanimously carried to table the rate increase request from Patrol One to the next Board Meeting. Cardinal was requested to add the item to the February 2022 Board Meeting Agenda. Additionally, Cardinal was directed to inform patrol to walk the property, not just the pool area.

The scheduled Hearing was held for the owner of account #SA8716758 for trash cans and miscellaneous items outside the garage. A Motion was duly made, seconded, and unanimously carried to close the violation as the items had been removed.

There was no report from the Architectural Committee.

The Directors reviewed the landscape rotation map and the tree species packet. Cardinal was requested to add the items to the homeowner portal.

The Directors reviewed the proposals from Villa Park Landscape. A Motion was duly made, seconded, and unanimously carried to approve the 2021 tree trimming bid at a cost of \$4,025.00 and the October 2021 landscape walk items at a cost of \$366.50, with the stipulation that morning glories were not planted. A Motion was duly made, seconded, and unanimously carried to deny the following Villa Park Landscape proposals: planting at 12107 Stonegate; tree planting at 12125 Stonegate; and the hibiscus tree removal. A Motion was duly made, seconded, and unanimously carried to table the following Villa Park Landscape proposals: August Landscape walk items and Ficus tree removal by the mailboxes to the next Board Meeting.

CALL TO  
ORDER

ANNUAL MEETING

PATROL ONE

HEARING  
#SA8716758

ARCHITECTURAL  
CMTE.  
LANDSCAPE ITEMS

VILLA PARK  
LANDSCAPE  
REPORT AND  
PROPOSALS

The Clubhouse Committee Chair, Lori Fellman, discussed clubhouse rentals. Cardinal was requested to inform Heidi of all clubhouse rentals.

CLUBHOUSE  
CMTE.

The Pool Committee discussed emergency repairs to the pool and spa.

POOL CMTE.

The President, Heidi Gilia, opened the Homeowner Forum.

HOMEOWNER  
FORUM  
12150 STONEGATE

The owner from 12150 Stonegate was present to discuss debris in the alleyways and camera installation in the community. Cardinal was directed to request a bid for large item pick up, once monthly, on the third Thursday.

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 September 13, 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 September 2021 and October 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 collection status report. No action was required.

COLLECTION  
STATUS REPORT  
CPR CONSTRUCTION  
PROPOSALS

The Directors reviewed the proposals from CPR Construction. A Motion was duly made, seconded, and unanimously carried to deny the following CPR Construction proposals: #2304, #2803, #2849, and #2903. It was noted that the Board no longer wished to use CPR Construction in the community.

The Directors reviewed the proposal from Partners Plumbing. A Motion was duly made, seconded, and unanimously carried to deny the proposal from Partners Plumbing for root intrusion at 12098 Stonegate. It was noted that the repair was homeowner responsibility.

PARTNERS  
PLUMBING  
PROPOSAL

The Directors reviewed the proposals from PCW Contracting. A Motion was duly made, seconded, and unanimously carried to table the following proposal to the next Board Meeting: stucco repairs at 12052 Stonegate. A Motion was duly made, seconded, and unanimously carried to deny the vinyl fencing installation at 12076 Stonegate. A Motion was duly made, seconded, and unanimously carried to approve the damaged wall repair at 12107 Stonegate at a cost of \$2,720.00, to be charged to reserves.

PCW CONTRACTING  
PROPOSALS

The Directors reviewed the Sierra Termite proposals. A Motion was duly made, seconded, and unanimously carried to approve the Sierra Termite proposal for termite treatment and repair at 12053 Stonegate at a cost of \$690.00, to be charged to reserves and the proposal for termite treatment and repairs at 12151 Stonegate at a cost of \$1,290.00, to be charged to reserves.

SIERRA TERMITE  
PROPOSALS

The Directors reviewed the correspondence from the owner with account #SA8716811 regarding the installation of vinyl fencing in between the owner and the neighbor. It was noted that the Board denied the proposal.

A Motion was duly made, seconded, and unanimously carried to adopt the ADU/JADU rules. Cardinal was requested to send the adopted rules to the membership.

The Directors tabled review of the annual termite inspection proposal to the next Board Meeting.

The Directors tabled review of the pest control proposals to the next Board Meeting.

A Motion was duly made, seconded, and unanimously carried to terminate Admiral Pest control effective January 31, 2022.

The Directors discussed newsletter topics.

There being no further business, a Motion was duly made, seconded, and unanimously carried to adjourn the Meeting at 8:07 p.m.

Submitted by: Lisa Bryce, Account Manager.

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 December 8, 2021, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Anita Coyoli, Secretary

\_\_\_\_\_  
Date

H/O CORRESP.  
#SA8716811

ADU/JADU RULES  
ADOPTION

ANNUAL TERMITE  
INSPECTION

PEST CONTROL  
CONTRACTS

ADMIRAL PEST  
CONTROL TERM.

NEWSLETTER  
TOPICS  
ADJOURN

SUBMITTED

ATTEST

SECRETARY  
CERTIFICATION