

STONEGATE HOMEOWNERS' ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 16, 2022

The Regular Meeting of the Board of Directors of the Stonegate Homeowners' Association was held on Wednesday, February 16, 2022, at the Association Clubhouse. President Heidi Gilia called the Meeting to order at 6:38 p.m.

Directors Present: Anita Coyoli
Lori Fellman
Heidi Gilia
Jeno Gilia

Director(s) Absent: None

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: John Fallman
Rebecca Nordyke
Elyse Wasserman

A Motion was duly made, seconded, and unanimously carried to approve the Resolution to refrain from making further attempts to hold the reconvened Annual Meeting, and Anita Coyoli, Lori Fellman, Heidi Gilia, and Jeno Gilia would remain in office until the 2022 Annual Meeting or until their successors had been duly elected. A Motion was duly made, seconded, and unanimously carried to appoint Russell Faulkerson to the Board of Directors.

Cardinal was directed to thank Krystal Soles for her interest to serve on the Board and advise there were open Committee seats available.

A Motion was duly made, seconded, and unanimously carried to approve the current Board Member titles stay the same.

The Directors reviewed the patrol reports from Patrol One. No action was required.

The Directors reviewed the correspondence from Patrol Masters advising of a rate increase. A Motion was duly made, seconded, and unanimously carried to approve the rate increase, with the stipulation patrols were done Friday thru Sunday, one night and one day patrol between the hours of 12:00 p.m. and 4:00 p.m., patrol would walk the property, pools must be checked, and the Community was checked for cars being worked on in the parking spots. Cardinal was directed to invite the vendor to attend the April 2022 Meeting in person.

The Architectural Committee reported there was one Architectural Application. No action was required.

The Landscape Committee tabled the proposals from Villa Park Landscape for the August walk thru items, Ficus Tree Removal, Season Color Installation, and 12124

CALL TO
ORDER

ANNUAL MEETING

BOARD INTEREST

ORGANIZE THE
BOARD

PATROL ONE
REPORTS

PATROL ONE
RATE INCREASE

ARCHITECTURAL
CMTE.

VILLA PARK
LANDSCAPE

Stonegate Plant Installation, to the next Meeting.

The Clubhouse Committee did not have a report.

The Pool Committee discussed the proposals from Aquatrends. A Motion was duly made, seconded, and unanimously carried to ratify the proposal for the pool pump motor replacement at a cost of \$1,123.01, to be charged to reserves; the proposal to replace the suction covers at a cost of \$1,036.06, to be charged to reserves; and the proposal to replace the spa pump motor at a cost of \$1,048.68, to be charged to reserves.

The President, Heidi Gilia, opened the Homeowner Forum.

The owner of 12150 Stonegate was present to request an Audit be mailed to him, as he was requesting a hard copy. Additionally, the owner discussed the assessment increase and patrol not being on site.

The owner of 12078 Stonegate was present to discuss fence issues, lights that were not working, and was not aware the Meeting was being held via zoom rather than in person. Cardinal advised the owner where to find the information on Vantaca.

The owner of 12076 Stonegate was present to discuss status on a fence repair, a light issue, requested temporary lighting in areas that were dark, and requested drains be cleaned out.

As there were no other owners present who wished to address the Board, the Homeowner Forum was closed.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the December 2021 Regular Meeting, as submitted.

The Directors confirmed the monthly review of the Financial Statements. A Motion was duly made, seconded, and unanimously carried to accept the November 2021 and December 2021 Financial Statements as prepared, subject to audit.

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

The Directors reviewed the collection status report. No action was required.

The Directors reviewed the Project List. No action was required.

The Directors reviewed the proposal from PCW Contracting and ProTec for stucco repairs at 12025 Stonegate. A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Contracting at a cost of \$685.00.

The Directors reviewed the vinyl fencing sample from Country Estates. No action was required.

REPORT AND
PROPOSALS
CLUBHOUSE
CMTE.
POOL CMTE.

H/O FORUM

12150 STONEGATE

12078 STONEGATE

12076 STONEGATE

H/O FORUM
CLOSED

APPROVAL OF
MINUTES

FINANCIAL
REVIEW

AGING REPORT

COLLECTION
STATUS REPORT
PROJECT LIST

12025 STONEGATE

VINYL FENCING

The Directors tabled the PCW Contracting proposal for vinyl fence repair at 12076 Stonegate to the next Board Meeting. Cardinal was directed to request a proposal from Country Estate for vinyl fence installation at 12076/12078 and 12078/12080 Stonegate.

PCW CONTRACTING
12076 STONEGATE

The Directors tabled the correspondence from the owner of 12076 Stonegate regarding vinyl fencing to the next Board Meeting.

12076 STONEGATE
CORRESPONDENCE

The Directors tabled the proposal from Personal Touch to strip and wax the clubhouse floors and clean the lights, to the April 2022 Board Meeting.

PERSONAL TOUCH

The Board tabled the discussion for large item pick up. Cardinal was directed to research available options.

LARGE ITEM PICK UP

The Directors reviewed the correspondence from the owner with account #SA8711139 regarding tree roots. A Motion was duly made, seconded, and unanimously carried to table the correspondence to the next Board Meeting. Cardinal was directed to contact the Association's plumber and determine if applying RootX would help the issue. Additionally, Cardinal was to notify the owner that the Board was investigating the issue.

H/O CORRES
#SA8711139

The Directors reviewed the correspondence from the owner with account #SA8716638 regarding a landscaping vendor issue. Cardinal was directed to bring the correspondence to the next landscape walk.

H/O CORRES
#SA8716638

The Directors discussed the Annual Calendar. No action was required.

ANNUA CALENDAR

The Directors suggested the following topics for the newsletter: let management know if dryer vents were connected, homeowner advertisement of personal business, introducing the new Board Member and thanking Cyndi Jantzen as she was no longer on the Board, add items that were being currently worked on (i.e. landscape, stucco, pool pump, spa repair), trash in all cubbies, large item pick up, and request owners call the patrol company to advise of any parking issues.

NEWSLETTER TOPICS

There being no further business, a Motion was duly made, seconded, and unanimously carried to adjourn the Meeting at 8:12 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager.

SUBMITTED

ATTEST

ATTEST

Heidi Gilia, President

Date

SECRETARY CERTIFICATION

SECRETARY
CERTIFICATION

I, Lori Fellman, 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 16, 2022, as approved by the Board Members in attendance of the Meeting.

Lori Fellman, Secretary

Date

DRAFT