

**STONEGATE COMMUNITY ASSOCIATION**  
**11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA**  
**BOARD OF DIRECTORS MEETING**  
**January 27, 2022**

**APPROVED MINUTES**

**Present:** Craig Zirbel, President  
Rob Fishman, Vice President  
Tom Schaefer, Treasurer  
Lori Condon, Secretary  
Gene Evans, Director  
Eli Gruber, Director  
Jamie Snedaker, Director

**Staff:** Lora Stacy, Executive Director  
Catherine Bryson, Communications Coordinator

**Absent:** Larry Paprocki

**Also Attended:** Stonegate Homeowners

**CALL TO ORDER**

President Zirbel called the meeting of the Stonegate Community Association Board of Directors to order at 5:04 p.m., noting the presence of a quorum.

Mr. Zirbel clarified details regarding the residents' forum. He stated residents are permitted to speak for 3 minutes on issues prior to the Board meeting. He also stated residents were also permitted to speak for 3 minutes prior to a Board action.

**RESIDENTS' FORUM**

Mr. White, Windcrest resident, stated he is concerned with the transponders. He felt the residents should have been informed and should have been able to vote on this issue.

Mr. Capparelli, Timarron resident, agreed with Mr. White. He didn't want to affix anything to his vehicle. He also stated his parents who are also part-time homeowners in Stonegate always rented a car.

Mr. Szymanski, Saddleback resident, stated he sent a suggestion regarding teleconferencing and has never heard back from anyone.

Mr. Weller, Reserve resident, requested additional pickleball courts be added. Either new courts could be built or some tennis courts could be converted to pickleball courts in the evening hours. He stated there is tremendous demand because of the recent social events.

Ms. Ross, Regal resident, attended the pickleball event and said it was a great success. She agreed that demand has peaked and she requested tennis courts be converted to multi use. She also is concerned with the transponders since she is in the Regal and they don't have a guard.

Mr. Kane, Regal resident stated he is also concerned regarding the transponders. He questioned how residents enter if they are in a friend or relative's car.

Sean Neifert, Regal resident, stated clickers were needed when a resident was on their bike. He felt more discussion was necessary regarding transponders. He questioned what the cost was for a transponder.

Ms. Stacy, Executive Director, stated each lot would receive 2 transponders at no charge. Additional transponders cost \$20.00 each.

Ms. Sakuma, Belcourt resident, stated more pickleball courts would create more loud noise and echoing. She stated possibly changing the Retreat courts to pickleball courts, and possibly limiting to residents only to cut down on the noise pollution.

## **MINUTES**

### **November 18, 2022 Meeting**

Mr. Snedaker moved the Board approve the meeting minutes as presented. Seconded by Mr. Fishman. The motion passed unanimously.

## **TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending November 30, 2021 and December 31, 2021. He advised that he has reviewed the bank statements and they are in order.

Mr. Schaefer stated Stonegate had expenses of \$100,000 from all the storm damage that occurred this past summer. Stonegate was at a loss of \$25,000 for year-end.

Mr. Schaefer stated the receivables are in good shape and the investment income was up \$10,000.

Mr. Schaefer stated property transfer fees are \$330,000 and are 83% over the annual budget.

Mr. Schaefer stated SCA had an issue with BMO Harris Bank. SCA had an account with a balance of \$10,000 in BMO Harris Bank. The bank turned the funds over to the State of Arizona Unclaimed Property without contacting SCA or doing any due diligence. SCA has filed a claim for the funds.

Mr. Snedaker moved the Board approve the Treasurer's report as presented. Seconded by Ms. Condon. The motion passed unanimously.

## **EXECUTIVE DIRECTOR'S REPORT**

Ms. Stacy discussed that Maricopa County uses Vector Control for mosquito spraying. Ms. Stacy, President Zirbel, Mr. Paprocki and Mr. Burtner (a member of the Physical Property Committee) met with Vector Control to discuss West Nile, mosquito fogging and an education program. Vector stated they would not treat gated communities or per County orders. Ms. Stacy reported that during this meeting they learned they type of mosquitoes that have West Nile Virus could travel up to 20 miles. The fogging only last approximately 30 minutes and needs to be done every 7 days to be effective. Only the particles in the air kill the mosquitoes.

Discussion continued among the Board Members to raise fines for people who do not keep pools and ponds up to date. Green pools and still water breed mosquitoes. The question was raised if drones are legally permissible to view pools in yards.

Ms. Stacy stated the pool renovation is on schedule to start March 3<sup>rd</sup>. The project is estimated to take 7-8 weeks.

Ms. Stacy discussed the transponder delays. The transponders should arrive the beginning of March. With the transponder system, SCA will now have control in the office instead of waiting on a third party.

Ms. Condon questioned how walkers and bike riders would get in the community. Ms. Stacy stated the keys for the resident gates are not changing at this time.

Questions were asked about the Regal gate. Ms. Stacy explained at the Regal gate there is a call box, which rings to the guard at the main gate for access.

Ms. Stacy and some of the Physical Property Committee members met with the City of Scottsdale Water department regarding water conservation. Some waters new meters have been installed that can report spikes in usage. The City is working to install these meters at all of our meter locations. We are also working to identify areas in Stonegate to cut back on the turf to conserve water.

Ms. Stacy discussed the Pickleball Event that was held for first timers. She stated an email invite was sent and 70 plus responses were received for 32 open spaces. The residents who were not able to get in will be first on the list for the next event. At the tennis open play, 16 people attended.

Ms. Stacy stated a resident has requested permission to film her grandmother learning how to swim, she is an 81-year-old Tradewinds resident. This was agreed to as long as no other homeowner is in the background during the filming.

## **BOARD ACTIONS**

### **Ratify Board Approved Agenda Language**

Brief discussion took place among the Board members.

Mr. Evans moved the Board ratify the Board Approved Agenda Language. Seconded by Mr. Schaefer. The motion passed unanimously.

### **Approve Purchase of Trailer**

The current trailer is in disrepair. Purchase price is \$8,649. This trailer is heavy duty for bulk and weight.

Mr. Evans moved the Board approve the Purchase of Trailer. Seconded by Mr. Schaefer. The motion passed unanimously.

### **Approve Pending Members to the Architectural Committee**

Carole Dolohanty and Marion Cohen are pending members on the Architectural Committee. They have both attended more than 3 consecutive meetings.

Ms. Condon moved the Board approve Carole Dolohanty and Marion Cohen to the Architectural Committee. Seconded by Mr. Fishman. The motion passed unanimously.

### **Approve Pending Members to the Social Committee**

Julie Cowan, Kimberly Tomlinson and Kelly Young are pending members on the Social Committee.

Ms. Condon moved the Board approve Julie Cowan, Kimberly Tomlinson and Kelly Young to the Social Committee. Seconded by Mr. Snedaker. The motion passed unanimously.

### **Approve Javelina Removal & Relocation by AAAC Wildlife Removal of Phoenix**

Ms. Stacy stated the javelinas are causing an enormous amount of loss of plant material and damage. Mr. Begnoche, landscape superintendent has identified areas where they are entering Stonegate. AAAC Wildlife uses traps set with watermelon. Game cameras are used to notify the company when they are caught. The company is on site within a few hours to collect the javelina and release them in the desert. This would be a 4 – 6 week program. The fees are \$2,500 to set traps and \$150 per animal caught.

Ms. Condon stated we live along the reservation in the desert. They are part of the natural desert habitat.

Mr. Schaefer stated there are way too many areas they access to make a difference.

Mr. Zirbel stated the Arizona Game & Fish website states it is illegal to capture javelinas since they are protected by State law.

A lengthy conversation took place between the Board and residents regarding their survival. The website states javelinas rarely survive when relocated due to being separated from their pack, their poor eyesight and not being able to find food. Research is needed to find other plants that do not attract javelinas.

Mr. Schaefer moved the Board table this action until further research is done. Seconded by Ms. Condon. The action to table the Javelina Removal & Relocation by AAAC Wildlife Removal of Phoenix passed unanimously.

### **Approve Use of Tennis Court #1 for Pickleball Skill Practice during Pickleball Events**

Ms. Phillips, Chair of the Recreational Committee states the use of tennis court #1 would only be used when there is a Pickleball event. A temporary net would be used. At this time the instructor is using the parking lot. Tennis would be blocked off on court #1 during the Pickleball events.

Mr. Evans moved the Board approve the Use of Tennis Court #1 for Pickleball Skill Practice during Pickleball Events. Seconded by Mr. Gruber. The motion passed unanimously.

### **Approve Adding the Following Rule to both Tennis and Pickleball Rules - Court Cancellations Must be made at least 2 Hours prior to the Scheduled Time**

Mr. Zirbel stated there is nobody to enforce this rule and at this time, if a resident is 10 minutes late for their reservation, anyone can take the court.

Discussion took place that sometimes sickness or an emergency occurs and a 2-hour cancellation is not possible.

Mr. Schaefer moved the Board approve adding the following rule to both Tennis and Pickleball Rules - Court Cancellations must be made at least 2 Hours prior to the Scheduled Time. Seconded by Mr. Gruber. Mr. Zirbel opposed. The motion passed, 6 for and 1 opposed.

### **Approve only 1 Reservation Per Lot to be Allowed Each Week During the Hours of 6 pm & 9 pm for Pickleball. Previously 2 reservations were allowed.**

Mr. Evans stated there are a lot of people who want to play pickleball. The demand has even increased since having the Pickleball events.

Mr. Weller, Reserve resident, stated the demand is tremendous in prime time. At this time, you are only allowed to play 2 times a week in prime time. Many residents want to play more than 2 times and it is not fair to only allow 1 prime time reservation per week.

Ms. Stacy stated the Recreational Committee held a meeting with residents because of issues with Pickleball players. The Committee and residents that were present agreed they would like the rule to be changed.

A lengthy discussion took place among Board members and residents.

Mr. Zirbel moved the Board disapprove only 1 Reservation Per Lot to be Allowed Each Week During the Hours of 6 pm & 9 pm for Pickleball. Previously 2 reservations were allowed. Seconded by Mr. Schaefer. The motion was disapproved unanimously.

**Approve New Enforcement Policy for Violations by Residents:**

- a. 1st Violation - Notice of Non-Compliance**
- b. 2nd Violation - 10-Day Notice Letter**
- c. 3rd Violation - Resident loses Court & Reservation Privileges for 30 Days**
- d. 4th Violation - Resident loses Court & Reservation Privileges for 60 Days**
- e. 5th Violation - Resident loses Court & Reservation Privileges for 180 Days**
- f. 6th Violation - Resident loses Court & Reservation Privileges for 1 Year**

**Approve New Enforcement Policy for Violations by Guests:**

- g. 1st Violation of guest. 60 days NO court use at Stonegate.**
- h. 2nd Violation of guest. 120 days NO court use at Stonegate.**
- i. 3rd Violation of guest. 1 year NO court use at Stonegate.**

**\*Applies even if invited by a resident to the courts.**

**Homeowners are responsible for their guests, and this will be enforced through the homeowners.**

Discussion took place regarding the Enforcement Policy. It was noted that homeowners are responsible for the actions of their guests and the homeowners should be penalized.

Mr. Zirbel questioned if these rules should apply across the board. Mr. Evans moved to amend to approve the New Enforcement Policy to apply to all amenities.

Mr. Evans moved the Board approve the New Enforcement Policy for Recreational Violations to include all amenities. Seconded by Mr. Schaefer. The motion passed unanimously.

**Accept Candidate Nominations from the Nominations & Election Committee.**

**David Allen  
Jim Bissonett  
Rob Fishman  
Nancy Ford**

A discussion took place regarding the Candidate Nominations. It was noted there were 4 seats available on the Board and there were 4 slated Candidates, so no election would take place since the outcome was known.

Mr. Evans moved the Board Accept the 4 Candidate Nominations from the Nominations & Election Committee. Seconded by Mr. Schaefer. The motion passed unanimously.

## **COMMITTEE REPORTS**

President Zirbel noted the committee reports were included in the Board packet for Board members review and comment.

### **Architectural Committee**

President Zirbel commented there were numerous architectural applications received and they were standard requests.

### **Recreational Committee**

Ms. Phillips, Chair, discussed the tennis and pickleball events that took place. There was a great turnout and everyone enjoyed the events and enjoyed meeting other people. The residents liked having organized events. Another event for pickleball and open play tennis will be held February 19<sup>th</sup>. She stated the Committee discussed having a mixed doubles event. Ms. Phillips thanked everyone for all their help.

Discussion took place regarding converting tennis court 1 to a pickleball court on a part time basis. This matter will be researched, since it affects the tennis players and Stonegate's maintenance crew.

Ms. Phillips asked if there was any contact from the water aerobics instructor. Ms. Stacy stated SCA has not heard from her and the instructor would contact us when she is ready to start.

### **Social Committee**

Mr. Fishman, Chair and Board Vice President stated the Committee had worked on the completion of painting the ramadas, the javelina issue, water conservation and mosquitos.

Mr. Fishman discussed an open house was planned for Larry Paprocki on his retirement. Mr. Paprocki was sick and the event was postponed.

Mr. Fishman discussed a social event for a newcomers' get together was planned for February 18<sup>th</sup>. The event will be held at the Main Ramada and Stonegate would be providing pizza, beer and soft drinks. He stated there were 70 homes sold in Stonegate in 21 and those homeowners would be invited.

Mr. Fishman noted the date for the Spring Fling is scheduled for May 7<sup>th</sup>. This is later in the year than usual because of the renovation of the pool.

**NEW BUSINESS** - None

**ADJOURNMENT**

Mr. Evans moved the Board adjourn the meeting at approximately 7:45 p.m. Seconded by Mr. Schaefer. The motion passed unanimously.