

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
ZOOM VIRTUAL MEETING  
January 28, 2021**

**APPROVED MINUTES**

**Present:** David Allen, President  
Craig Zirbel, Vice President  
Tom Schaefer, Treasurer  
Lori Condon, Secretary  
Gene Evans, Director  
Rob Fishman, Director  
Nancy Ford, Director

**Staff:** Larry Paprocki, Executive Director  
Lora Stacy, Assistant Executive Director/Accountant  
Catherine Bryson, Communications Coordinator

**Also Attended:** Stonegate Homeowners

**CALL TO ORDER**

President Allen called the meeting of the Stonegate Community Association Board of Directors Zoom Virtual meeting to order at 5:32 p.m., noting the presence of a quorum.

**RESIDENTS' FORUM**

**Flynn Equestrian Property**

Ruth Jordan of Saddleback updated the Board regarding the Flynn Celebrity Equestrian Center. Ms. Jordan stated they requested to find a way to eliminate the manure truck. They also requested detailed stall plans regarding the urine control. She stated there is a meeting scheduled with the City Council on February 16<sup>th</sup>. Ms. Jordan also stated there seems to be a conflict of interest with Tech Solutions representing the Flynn team.

President Allen thanked Ms. Jordan for her update of the equestrian center.

Claudia Higginbotham of Belcourt stated a home in her development is run down. She stated the Stonegate maintenance crew trimmed and removed the rubbish, but the backyard is all dirt. Mr. Paprocki was informed by the homeowner that gravel would be put down in the backyard.

Dale Van De Vrede of Tamarack is concerned about the East gate. He stated a lot of traffic, vendors and visitors try to enter the gate since the guardhouse looks manned.

Mr. Van De Vrede stated he has submitted to Google maps to deactivate the East gate and have Google maps direct people to the main gate. He offered his help in redesigning the gate. He feels an email should be sent to Stonegate residents to ask them to add the address of the Main gate first and then add the home address as second.

## **MINUTES**

### **November 19, 2020, Meeting**

Mr. Evans moved the Board approve the November 19, 2020, Board of Directors meeting minutes as presented. Seconded by Ms. Ford. The motion passed unanimously.

## **TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending December 31, 2020. He advised that he has reviewed the bank statements and they are in order. He responded to questions and comments from the Board members regarding the financials.

Mr. Schaefer reported Stonegate's finances are in great condition with a surplus of \$62,000 for year-end. For the 2020 year, all social events were cancelled. Labor costs were down because it was difficult to hire maintenance people.

Mr. Schaefer stated Stonegate also had one of the highest years for property transfer fees. Stonegate collected \$233,000 which was \$53,000 above budget. He stated the property transfer fees go into the Reserve fund.

Mr. Fishman asked if the percentage of property transfer fees could be increased. After a brief discussion it was noted the CC&R's would need to be changed in order to accomplish that and changing the CC&R's is a very expensive process.

Ms. Ford stated this is one of the best years Stonegate has had and complimented Mr. Paprocki, Ms. Stacy, Jeff Begnoche and the Finance Committee.

Ms. Ford moved the Board accept the Treasurer's reports for December 31, 2020. Seconded by Mr. Fishman. The motion passed unanimously.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki stated that during the month of January, he and Ms. Stacy worked with the auditor, Greg Butler. Once the audit is complete, a joint zoom meeting will be set up with the Board of Directors and the Finance Committee.

Mr. Paprocki discussed that the Annual Meeting will be held via Zoom Video Conference.

Mr. Paprocki stated since SCA is not having a Spring Fling this year he is looking into other community events. One suggestion is Stonegate could engage in a paper shredding

truck. The truck could park in the community center parking lot. All residents would need to social distance. SCA could pay the initial expense of the truck.

Mr. Paprocki informed the Board that two 10-day notice letters were sent out. One was for the Regent and one for Belcourt. He has had no responses.

Mr. Paprocki stated he recently met with the owner of the property in Belcourt, who is the father of the resident, and he seems responsible. Mr. Paprocki discussed the outstanding delinquencies, landscaping, and other issues with him. The father explained the son would install gravel after considering the cost of turf. They discussed hiring a landscaper and possible putting granite only in the back yard. The owner will get back to Mr. Paprocki next week. Mr. Paprocki stated this would be discussed further in Executive Session. After a brief discussion, President Allen stated the proper procedures are being followed.

## **BOARD ACTIONS**

### **Accept Candidate Nominations from the Nomination & Election Committee**

Mr. Paprocki stated that three applicants applied for the three open Board positions. Therefore, there would be no election and the candidates would be appointed by the Board. The Nomination and Election Committee interviewed the applicants. The Nomination and Election Committee recommended the three applicants to the Board. They are, in alphabetical order:

Gene Evans  
Eli Gruber  
Jamie Snedaker

Ms. Ford moved the Board accept the Candidate Nominations from the Nomination & Election Committee. Seconded by Mr. Fishman. The motion passed unanimously.

### **Approve PMIS 2021 Roadway Contract**

Mr. Paprocki stated the contract includes the 10-year plan, the bidding for the project and the management of the roadway work.

Ms. Ford moved the Board approve the PMIS 2021 Roadway Contract. Seconded by Mr. Evans. The motion passed unanimously.

## **COMMITTEE REPORTS**

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

## **NEW BUSINESS**

A lengthy discussion was held regarding the issues at the East Gate. Discussion included creating larger signs, speed bumps, U-turn lane, barrier arms and meeting with a traffic consultant. Mr. Paprocki stated he would contact the City of Scottsdale and schedule a traffic engineer to come out and review the situation.

Ms. Condon discussed clickers that are no longer working. She stated they should be replaced with new clickers at no cost. Discussion ensued that new residents are given two access cards at no cost. Afterwards, a homeowner can purchase additional devices to fit their individual needs.

Ms. Condon stated she does not think this policy is correct. President Allen stated a motion could be made at the next meeting regarding this issue.

The next Board meeting will be held on Thursday, February 25 via Zoom Video Conference.

## **ADJOURNMENT**

Ms. Ford moved the Board adjourn the virtual meeting at approximately 6:44 p.m. Seconded by Mr. Fishman. The motion passed unanimously.