

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
February 22, 2024**

APPROVED MINUTES

Present: David Allen, President
Jim Bissonett, Vice President
Nancy Ford, Secretary
Jamie Snedaker, Treasurer
Rob Fishman, Director
Eli Gruber, Director

Absent: Craig Zirbel, Director

Staff: Lora Stacy, Executive Director
Stephanie Stuhr, Project Coordinator

Also Attended: Stonegate Homeowners

CALL TO ORDER

President Allen called the meeting of the Stonegate Community Association Board of Directors to order at 5:02 p.m., noting the presence of a quorum. President Allen clarified details regarding the residents' forum and asked residents to come to the podium to speak, so individuals on Zoom could hear them. President Allen asked residents to state their name and subdivision before speaking, and to limit their comments to 3 minutes.

RESIDENTS' FORUM

A Tamarack resident suggested SCA look at neighboring HOAs and aquatic centers recreational area access systems. Resident concerned with crowds, keypads, and emergencies at the pool area. A resident asked that some action be taken in regard to possible safety concerns at the pool on the last week of school in May.

Three residents that reside in Tradewinds, Saddleback, and Retreat subdivisions all spoke on concerns regarding violations, fines, and temporary suspension of recreational area access associated with two other Stonegate residents. In addition, the Saddleback resident stated concerns with Stonegate property values.

The two residents that reside in Tradewinds and Retreat spoke regarding the Board's decision on their own violations as well as Stonegate's Enforcement Policy and Fine Schedule. The residents stated their complaints regarding the Board's enforcement process.

President Allen stated the incident would not be re-adjudicated. There was an appeal, the process was followed, and the matter is closed.

A resident from Belcourt and a resident from Vintage inquired about the pickleball lawsuit and mentioned their suggested solutions. The resident from Vintage demonstrated the Owl paddle known for reducing noise.

MINUTES

January 25, 2024, Meeting

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

TREASURER'S REPORT

Mr. Snedaker stated the year end audited financials are included in the Board packet for acceptance. He stated that auditor Gregg Butler praised Ms. Stacy and Ms. Ringer for their work. Mr. Snedaker stated interest rates are up and SCA has a small amount of taxes owed and the balance sheet is strong.

Mr. Snedaker stated there was a variance of approximately 30K in December of last year. SCA in good position for 2024 and big projects to come this year.

Ms. Ford moved the Board approve the Treasurer's December 2023 audited Financials report. Seconded by Mr. Fishman. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Gas Leak at Pool Area Update

The gas leaks at the pool area were repaired late yesterday. Three gas leaks in total were identified, one with a major leak underground with the line leading to the main ramada grills. SCA was alerted of leaks by a high gas bill in the month of January.

Spring Fling – March 23rd

All event items have been booked. Music will be provided by the previous Fall festival DJ. The Spring Fling has five preferred realtors and 6 vendor sponsors for the event. Approximately \$4K of event cost was covered by sponsors.

BOARD ACTIONS

Approve Annual Audit

Mr. Gruber moved the Board approve the 2023 Audit. Seconded by Mr. Bissonett. The motion passed unanimously.

Approved Landscape Bid

GDL bid for \$57,305 for turf removal from walls around Stonegate circle. Ms. Ford moved the Board approve the GDL landscape bid. Seconded by Mr. Snedaker. The motion passed unanimously.

Palm Tree Trimming Bid

Bid for \$22,080 from GDL Landscaping for palm tree trimming. Total increase of \$1,800 from last year. Ms. Ford moved the Board approve the GDL palm tree bid. Seconded by Mr. Bissonett. The motion passed unanimously.

Approved Phase 3 Painting Bid

Bid for \$125,000 from Gilbert Painting, LLC for Phase 3 of painting and wall repairs. Color to be Hickory. Area behind Regent to be done last, as the walls are in poor condition. Mr. Snedaker moved the Board approve the Gilbert Painting bid. Seconded by Mr. Gruber. The motion passed unanimously.

Approved Architectural Guideline Change

To add prohibition of painting roof tiles. Discussion took place among board members. Mr. Bissonett moved the Board approve the Architectural Guideline Change. Seconded by Mr. Fishman. The motion passed unanimously.

Appoint Social/Rec Committee Member

To appoint Laurice Whited to the Social/Rec Committee. Ms. Ford moved the Board appoint Laurice Whited to the Social/Rec Committee. Seconded by Mr. Gruber. The motion passed unanimously.

COMMITTEE REPORTS

President Allen noted the committee reports were included in the Board packet for Board members review and comment. He asked the Committee members if they had any comments. There were none.

NEW BUSINESS

Ms. Ford stated that Rob Fishman is leaving the Board and will be replaced by Pat Dolohanty.

President Allen inquired on Ms. Stacy attending the CAI seminar last week. Ms. Stacy stated the seminar was a wealth of knowledge. Classes attended related to election issues, HOA Boards, construction issues, and case law studies.

ADJOURNMENT

President Allen moved the Board adjourn the meeting at 5:56 p.m. Seconded by Mr. Bissonett. The motion passed unanimously.