

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
February 23, 2023**

APPROVED MINUTES

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

Absent: Rob Fishman, Director

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

Also Attended: Stonegate Homeowners

CALL TO ORDER

President Allen called the meeting of the Stonegate Community Association Board of Directors to order at 5:01 p.m., noting the presence of a quorum. President Allen clarified details regarding the residents' forum and asked residents to state their name and subdivision before speaking, and to limit their comments to 3 minutes.

RESIDENTS' FORUM

A resident stated his frustration regarding the noise at the Pickleball courts. Another resident stated she understands the noise situation and feels everyone needs to come together to solve the issue. One resident said tennis balls were hurdled at them on the Pickleball court. President Allen stated that SCA is aware and will be dealing with it. A resident questioned removing the grass in Stonegate.

MINUTES

February 23, 2023, Meeting

Ms. Ford noted the minutes should be changed to state the honoring Veteran's Day with flags should be sent to the Physical Property Committee to handle. The Board was unanimous.

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

TREASURER'S REPORT

Mr. Snedaker stated that the 2022 Financials were reviewed by Butler Hanson. Butler Hansen stated our report was neutral, consistent, and clear. No misstatements were found. SCA's financials were given an A+ rating.

Mr. Snedaker wanted to recognize and thank the Finance Committee which consists of Nancy Ford, Eli Gruber, Tom Schaefer, Pat Dolohanty, Myron Picoult and Arnold Hoffman. He also wanted to thank the SCA staff, Lora Stacy, Executive Director and Annette Ringer, bookkeeper.

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

EXECUTIVE DIRECTOR'S REPORT

10-Day Notice Letters - None

Pool Area Update

The pool will close starting Tuesday, March 21st and is anticipated to reopen by Monday, April 10th. Notices were sent to the community in January regarding the work to be done. Residents have sent requests to keep the pool open at different times. The decision as when to close the pool was made to complete the project in the shortest amount of time and in the best interest of the whole community.

The new pool heater has been installed and the pool is up to desired temperature.

Pool Area Lockers

The Physical Property Committee agreed and recommended lockers in the breezeway area by the restrooms in the pool area for residents. Residents will provide their own locks. There will be 18 lockers and they will be on a first come first serve basis. They are day-use lockers only and SCA is not responsible for any lost or stolen items.

Pool Area Minimum Unaccompanied Age

The minimum age at the pool currently is 14. Discussion took place if the minimum age should be increased to 15 or 16 due to incidents that have occurred at the pool. A unanimous vote took place, and it was decided to raise the minimum unaccompanied age at the pool to 15. If a child is 14 or younger, they must be accompanied by a parent or guardian over the age of 18.

QuickBlue Update

QuickBlue released several software upgrades that have caused some issues. Most of the issues have been resolved and temporary codes have been provided to residents that are unable to access the system.

Vintage Handrail

The Physical Property Committee has recommended to proceed with the installation of handrails on the stairway for the path leading from the Vintage to Belcourt.

Landscape Project Update

The turf conversion project is complete. The City of Scottsdale will schedule an inspection in the next few weeks. SCA's rebate is expected to be approximately \$20,000.

A resident complained about the brown landscape. Ms. Ford explained that SCA is required to follow the city and state ordinance which states that HOA's can't require a green front yard.

East Gate Repair Update

February 9th, the underground entrance and exit wire loops were replaced at the East Gate.

The East gate roof damage has been repaired. Legal counsel has sent a demand request for payment to the driver who struck the building. There has been no response from the driver.

BOARD ACTIONS

Approve Annual Audit from Butler & Hansen

Discussion took place regarding the Annual Audit. Mr. Evans moved the Board approve the Annual Audit from Butler & Hansen. Seconded by Mr. Bissonett. The motion passed unanimously.

Approve 2023 Reserve Study

Discussion took place among the Board members. Mr. Bissonett moved the Board approve the 2023 Reserve Study. Seconded by Mr. Evans. The motion passed unanimously.

Approve Painting Bid – Common Area Walls Phase 1 & Pool Fence/Gates

It was discussed that electrostatic painting would be used. Ms. Ford moved the Board approve the Painting Bid – Common Area Walls Phase 1 and Pool Fence/Gates. Seconded by Mr. Snedaker. The motion passed unanimously.

Approve Pool/Ramada Furniture Bid

Ms. Ford moved the Board approve the Pool/Ramada Furniture Bid. Seconded by Mr. Bissonett. The motion passed unanimously.

Accept Architectural Guideline Changes

Discussion took place and it was decided to accept the Architectural Guideline Changes as presented, but not approve the Holiday Lights change. Holiday Lights will be sent back to the Architectural Committee for review.

Ms. Ford moved the Board accept the Architectural Guideline Changes but not include the Holiday Lights change. Seconded by Mr. Bissonett. 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. No comments were made.

NEW BUSINESS

President Allen asked about the Pickleball enforcement. Ms. Stacy explained once the QuickBlue issues are resolved there will be tighter control. President Allen stated legal ramifications should be discussed in Executive session.

Mr. Evans requested 3-hour Pickleball tournaments from 9am till noon on Saturdays.

ADJOURNMENT

Mr. Evans moved the Board adjourn the meeting at 5:59 p.m. Seconded by Mr. Snedaker. The motion passed unanimously.