

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
ZOOM VIRTUAL MEETING
February 25, 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 5:04 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 the City Council approved a conditional use permit for the Flynn Celebrity Equestrian ranch. They did agree to the requested site modifications and stipulations in certain areas. Since this is a conditional approval, the permit could be subject to review.

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

Dale Van De Vrede of Tamarack is concerned about the gate entrances in Stonegate. He met with Mr. Paprocki regarding reconstructing the East gate entrance, Retreat gate and Regal gate. Mr. Van De Vrede stated he wanted to raise the importance to the Board and gain their financial backing. In January, Mr. Van De Vrede submitted to Google maps to deactivate the East gate and have Google maps direct people to the main gate. He sent a second request to Google a few days ago.

Ann Milke of Windemere discussed the Pickleball courts. She stated the rule changes that were made in November helped to give more residents an opportunity to play, more courts are still needed since they are always full. She stated the software needs to be updated to restrict over-booking.

Yale Sager of Vintage questioned if the pool would be open for Spring break. Mr. Paprocki stated the pool heater is not working and will be repaired as soon as possible.

Jamie Snedaker of Vintage stated for the first time this week, Google directed him to the Main gate instead of the East gate.

MINUTES

January 28, 2021 Meeting

Ms. Ford moved the Board approve the January 28, 2021 Board of Directors meeting minutes as presented. Seconded by Mr. Evans. The motion passed unanimously.

January 28, 2021 Executive Session Meeting

Ms. Ford moved the Board approve the January 28, 2021 Executive Session meeting minutes as presented. Seconded by Mr. Evans. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending January 31, 2021. 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 stated he was not going to discuss the 2020 Audit since it had been discussed in length at the joint Board and Finance Committee meeting and was a Board action tonight.

Mr. Schaefer stated Stonegate's numbers were good with no variances because of only one month. He reported the Fidelity investment was up \$7,000.

Mr. Evans moved the Board accept the Treasurer's report for January 31, 2021. Seconded by Ms. Ford. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki stated the pool heater went into safety mode and shut itself off. Parts have been ordered and once up and running, an email would be sent to the community.

Mr. Paprocki discussed the issues with tennis and pickleball. Complaints have been received regarding behavior, foul language, spitting and staying too long on the courts.

Other complaints involved overbooking reservations and booking too many reservations. Residents have requested more pickleball courts.

Mr. Paprocki explained our reservation system has the same guidelines for tennis and pickleball and we don't have the availability to add separate restrictions to the reservations. Mr. Paprocki stated he is researching different reservation systems.

President Allen requested finding a different system be a priority project.

A lengthy discussion took place among the Board members regarding adding more pickleball courts. Discussion involved converting some of the tennis courts to pickleball courts or building more pickleball courts. The most economical solution would be to convert one tennis court into two pickleball courts. Research needs to be initiated by the appropriate committees regarding changes and costs.

Discussion continued regarding approximately 50% of the tennis and pickleball players do not live in Stonegate. Mr. Paprocki will have the Social Recreational Committee review the rules for possible changes limiting guests.

Mr. Paprocki discussed requests he had from residents regarding opening the spa and placing furniture out at the pool. He stated if the pool and spa are going to be resurfaced, the recreation area would be closed down completely for 3 to 4 weeks. SCA should not put the furniture out until all is complete.

President Allen agreed and stated the discussion should be tabled for one month regarding opening the spa and adding furniture. An email should be sent to the community once the dates are known for renovations.

Mr. Paprocki stated one palm tree would be replaced on Mountain View Rd. at no charge since it is under warranty. Another palm tree will be purchased for Mountain View Rd.

Mr. Paprocki discussed the issues with the East, Regal and Retreat gates. He stated he contacted a City of Scottsdale traffic engineer regarding the gates. He will be contacting the City of Scottsdale Fire Department for further information. Mr. Paprocki is in the process of researching traffic engineering companies regarding redesigning the gates.

BOARD ACTIONS

Accept Annual Audit from Butler & Hansen

Mr. Paprocki stated this was discussed previously.

Mr. Evans moved the Board accept the Annual Audit from Butler & Hansen. Seconded by Ms. Condon. The motion passed unanimously.

Accept Updated 10-Year Roadway Plan Submitted by PMIS

Mr. Paprocki discussed the roadway work for 2021. The estimated cost from PMIS is approximately \$393,000. Tradewinds will be reconstructed and Windcrest will be resealed.

Ms. Ford moved the Board accept the updated 10-year roadway plan submitted by PMIS. Seconded by Mr. Schaefer. The motion passed unanimously.

Approve New Mailboxes throughout the Community

Mr. Paprocki stated the current mailboxes are 26 to 27 years old. The new boxes would hold 2 to 3 times more mail and are stronger and more secure. There will also be an outgoing mailbox. SCA received 3 bids and the least expensive is \$100,690. A 50% deposit is required and there will be a price increase after March.

Mr. Evans moved the Board approve new mailboxes throughout the community. Seconded by Mr. Schaefer. The motion passed 6 to 1 with Mr. Zirbel voting no.

Approve Metallic Structures for View Fence Repair

Mr. Paprocki stated the contractor, Metallic Structures is the welder for repairs. SCA has used them previously and they are fast and accurate. Mr. Paprocki discussed that SCA pays half the cost and the homeowner pays half the cost.

A lengthy discussion ensued regarding calculating costs and notifying homeowners before starting the project.

Mr. Evans moved the Board approve Metallic Structures for view fence repair. Seconded by Mr. Fishman. The motion passed 5 to 2 with Ms. Condon and Mr. Zirbel voting no.

Approve Creative Man Painting for View Fence Painting

Mr. Paprocki stated Creative Man Painting has done previous work for SCA. Mr. Paprocki received 3 bids for view fence painting with Creative Man Painting submitting the lowest bid at \$7.50 per linear foot. SCA pays half the cost and the homeowner pays half the cost. The process is the same as the view fence repair with calculating costs and notifying homeowners before starting the project.

Mr. Evans moved the Board approve Creative Man Painting for view fence painting. Seconded by Mr. Fishman. The motion passed unanimously.

Approve Coral Pools for Pool Update

Mr. Paprocki explained the pool is in need of repair. The bid includes updating the pool, spa and water feature. This update will last approximately 15 years plus. Coral Pools submitted a bid with a menu system allowing SCA to choose different features with

different prices. The update includes resurfacing with pebble sheen, lane markers, water tile, ladders and lighting. The approximate quote is \$80,000 to \$90,000. Ms. Ford moved the Board approve Coral Pools for the pool update. Seconded by Mr. Fishman. The motion passed unanimously.

Approve Thrive Construction for Bathhouse Remodel

Mr. Paprocki discussed the need to update the bathhouses along with the pool renovation. Mr. Paprocki will receive a working budget from Thrive Construction next week.

A lengthy discussion ensued regarding approving up to \$100,000 for the bathhouse remodel. It was noted the Board must be notified when a contract is received.

Mr. Evans moved the Board approve Thrive Construction for the bathhouse remodel. Seconded by Mr. Fishman. The motion passed unanimously.

Approve Great Designer Landscape for Palm Tree Trimming & Fertilization

Mr. Paprocki explained it was the time of the year for the palm tree trimming and fertilization. Great Designer Landscape has done this job for the last 10 years. They will also examine every tree to determine if termites are present and treat for termites also. The bid is \$38.00 per palm tree for trimming and \$20.00 per palm tree for fertilization. The health of the trees is important since they are expensive and hard to replace.

Mr. Fishman moved the Board approve Great Designer Landscape for the palm tree trimming and fertilization. Seconded by Ms. Condon. 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

President Allen discussed the main gate issues. He stated people are coming to his house without gaining access.

Mr. Paprocki stated there have been many personnel changes and problems across the board. He has spoken to the VP regarding the issues.

Mr. Paprocki suggested requesting a committee be established to check out other companies. He stated QuickPass is now getting into the gate maintenance business.

President Allen agreed and stated we need to check other options.

The next Board meeting and the Annual Meeting will be held on Thursday, March 25 via Zoom Video Conference.

ADJOURNMENT

Ms. Schaefer moved the Board adjourn the virtual meeting at approximately 6:40 p.m.
Seconded by Ms. Condon. The motion passed unanimously.