

STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
February 26, 2026

BOARD MINUTES APPROVED

Present: David Allen, President
Nancy Ford, Secretary
Jim Bissonett, Director
Laura Brown, Director
Quint Easter, Director

Absent: Rob Fishman, Vice President
Pat Dolohanty, Treasurer

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

Zoom Operator: Ellen Mandinach, Tradewinds Resident

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 stated the Board meetings are now on Zoom, for residents to view or speak. President Allen clarified details regarding the residents' forum. Resident to approach podium to speak, once acknowledged by President Allen. Resident to state their name, address and subdivision before speaking, and to please limit their comments to 3 minutes.

RESIDENTS' FORUM

A Saddleback resident thanked the Board for having the Board meetings back on Zoom. He requested the installation of crosswalks.

A Retreat resident urged the Board to install crosswalks.

A Retreat resident stated he had issues with the Retreat gates when on motorcycle.

President Allen closed the forum.

MINUTES

January 22, 2026, Meeting Minutes

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

TREASURER'S REPORT

Ms. Ford provided the report on Mr. Dolohanty's behalf. She stated SCA had a clean audit for 2025. She stated January's balance sheet is strong, and there were 5 resales in January with a resale budget for 2026 of 59 homes and \$220,000 in transfer fees.

Mr. Bissonett moved the Board approve the Treasurer's December 2025 and January 2026 Financials. Seconded by Ms. Brown. The motion passed unanimously.

DIRECTOR'S REPORT

Board Candidates' Meet & Greet

SCA will be holding a Meet & Greet event for residents to meet the board candidates. The event will be on Saturday, March 21st at 10am in the Community Center. Light refreshments will be served.

Electronic Voting Begins March 30th

SCA will be using ElectionBuddy for the 2026 Board of Directors election. Voting begins on Monday, March 30th at 9am.

Main Entrance Gate Discussion

The Physical Property Committee evaluated the Main Gate entrance regarding a resident's request for an additional express lane. Determination was made there is not enough space. Ms. Stacy contacted the City of Scottsdale to discuss options on Mountain View Rd.

Crosswalk & Speed Enforcement Discussion

A few requests were received to add pedestrian crosswalks throughout the community. SCA will review potential crosswalk locations and obtain estimates. The Physical Property Committee will also continue to evaluate enforcement options in regard to speeding.

BOARD ACTIONS

Approve Annual Audit

Board discussion took place regarding the Annual Audit. Mr. Bissonett moved to Approve the Annual Audit. Seconded by Mr. Easter. All in favor.

Approve Main & Retreat Gate Operators Replacement Bid

Ms. Stacy explained the operators have reached the end of their useful life and are non-serviceable. Mr. Bissonett moved to Approve the Main & Retreat Gate Operators Replacement Bid. Seconded by Ms. Ford. All in favor.

Approve Palm Trees Replacement Bid

Ms. Stacy stated one tree is needed at the Vintage entrance and one tree on Mountain View Rd. Ms. Ford moved to Approve the Palm Trees Replacement Bid. Seconded by Mr. Bissonett. All in favor.

Approve Community Center Doors Replacement Bid

Ms. Stacy explained 4 doors were replaced last year and 5 doors are scheduled for replacement this year. Ms. Ford moved to Approve the Community Center Doors Replacement Bid. Seconded by Mr. Bissonett. All in favor.

COMMITTEE CHAIR REPORTS/MINUTES

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 no comments.

OPEN DISCUSSION/NEW BUSINESS - None

ADJOURNMENT

Mr. Bissonett moved the Board adjourn the meeting at 5:41 p.m. Seconded by Mr. Easter. The motion passed unanimously.