

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
2025 ANNUAL HOMEOWNERS MEETING
March 24, 2025**

ACCEPTED MINUTES

Present: David Allen, President
Jamie Snedaker, Treasurer
Nancy Ford, Secretary
Pat Dolohanty, Director
Eli Gruber, Director
Craig Zirbel, Director

On Phone: Jim Bissonett, Vice President

Legal Counsel Present: Kate Merolo, CHDB Law

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

Also Attended: Stonegate Homeowners

WELCOME & INTRODUCTION

President Allen called the 2025 Annual Homeowners Meeting to order at 6:00 p.m. He thanked the Stonegate homeowners for their attendance at the meeting.

President Allen acknowledged and thanked the Board members by name for their contributions. He also thanked Stonegate's staff and Lora Stacy and Catherine Bryson.

President Allen stated if anyone hadn't voted yet that Ms. Stacy would give them a paper ballot.

QUORUM REQUIREMENT

The first item of business was verification of the quorum requirement. President Allen invited Mr. Myron Picoult, Chair of Nomination and Election Committee to provide the Quorum Certification. Mr. Picoult advised that the Quorum Requirement has been fulfilled, as 1/10th of the membership is present, or has already voted, which are at least 92 members. Mr. Picoult thanked the Nomination and Election Committee for their work on this election. President Allen called this a proper and duly called meeting.

APPROVAL OF THE 2024 ANNUAL MINUTES

President Allen moved to waive the reading of the 2024 Annual Minutes and called for approval as presented. Mr. Snedaker moved the Board approve the 2024 Annual Minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

PRESIDENT'S REPORT

President Allen read his report to the residents and stated his report could be found in the 2024 Annual Report. Homeowners can view this report on the Stonegate website and copies were available in the Community Center carousel.

TREASURER'S REPORT

Treasurer Snedaker stated the audited balance sheet is available in the Annual Report which can be found on the Stonegate website. Mr. Snedaker thanked all the residents, the Finance committee, Tom Schaefer, the Board, Ms. Stacy and the entire staff of Stonegate.

Mr. Snedaker displayed a detailed slide show of Stonegate's finances. The slides included detailed information regarding property values and comparative details to other local HOA's.

President Allen thanked Mr. Snedaker for his work as Treasurer.

SPECIAL RECOGNITION

Director Pat Dolohanty acknowledged the efforts of the retiring Board members. Treasurer Jamie Snedaker and Director Eli Gruger are rotating off the Board due to a four-year term limit. Director Craig Zirbel has finished his 2-year term and is running again in this election.

NOMINATIONS & INTRODUCTION OF 2025 BOARD CANDIDATES

Myron Picoult introduced the 2025 Board Candidates by name in alphabetical order and asked them to stand when their name is called.

Marcy Cohen
Lori Condon
Quint Easter
Gene Evans
Rob Fishman
Chad Pilié
Laurice Whited
Craig Zirbel

President Allen asked Mr. Picoult to provide him with the Election Certification results. President Allen named the election winners in alphabetical order:

Quint Easter
Rob Fishman
Craig Zirbel

President Allen congratulated the new Board members and thanked the remaining candidates for their participation.

NOMINATION & ELECTION COMMITTEE

Secretary Nancy Ford thanked the Nomination & Election Committee Members. In alphabetical order:

Myron Picoult, Chairman
Leslie Baas
Arthur Bryton
Susan Connors
Peggy Gilbert
Suzanne McCann
James Woods

OPEN DISCUSSION

President Allen opened the floor to the Homeowners in attendance to ask any questions that they may have.

Several residents asked questions about a fine that was imposed on two residents for holding an event at the pool without a reservation and propping the gate open. A lengthy discussion took place regarding the fine and the safety of children with an open gate to the pool.

ADJOURNMENT

President Allen requested for a motion to adjourn the 2025 Annual Homeowners Meeting. Mr. Bissonett moved to adjourn the 2025 Annual Homeowner Meeting of Stonegate Community Association at 6:35 p.m. Seconded by Mr. Dolohanty. The motion passed unanimously.