

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
ZOOM BOARD OF DIRECTORS MEETING
March 28, 2024**

APPROVED MINUTES

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

Staff on Zoom: Lora Stacy, Executive Director
Catherine Bryson, Communications Coordinator
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.

He stated before the resident's forum, he would introduce a guest speaker, Kate Merolo who is Stonegate's Legal Counsel.

GUEST SPEAKER

Ms. Merolo shared she is with Carpenter, Hazlewood, Delgado, & Bolen and specializes in HOA law. She explained the Board is established to run the business of the HOA and she provides guidance to the Board. The HOA has governing documents, Bylaws, Rules, and Regulations which are a contract between the Association and the members, and the Board is tasked with enforcing the governing documents. The members do not have the right to increase the corporation's liability by any of their actions.

Regarding the issue of fines being levied upon 2 homeowners, she explained leaving a pool gate open leads to increased liability. In this case, the Board allowed a hearing, and the fine was reduced.

Regarding the lawsuit SCA is named in, the Board's responsibility is to protect the pending litigation and not to discuss with members.

President Allen thanked Ms. Merolo for addressing the Board and members.

President Allen clarified details regarding the residents' forum and asked residents to state their name and subdivision before speaking, to limit their comments to 3 minutes and please be respectful. He asked residents to raise their hand if they would like to speak.

RESIDENTS' FORUM

Residents from Retreat and Tradewinds spoke, thanking the Board for all they do. One resident stated she has never seen such misinformation and personal attacks on individuals. She stated it must stop. The head of the Social Recreational Committee stated the Committee creates rules for the Recreational area and sends to the Board for approval.

Two Retreat residents spoke stating it is difficult to communicate with Board members. One resident stated he doesn't agree with the decision of the Board regarding the fines given to the residents at the pool. He requested the D&O policy information to file a claim.

Residents from Timarron, Saddleback, Retreat and Windcrest all spoke regarding their support for the Board and stated Stonegate is an incredible community. One resident stated they feel the HOA is well managed, there are rules to follow, and residents need to respect those rules. One resident stated he has served on the Board and Finance Committee numerous times.

A Saddleback resident stated she is upset and questioned what the Board is going to do about the home break-ins. She stated the residents were not notified about the break-in that had occurred today. She is concerned about home values.

President Allen stated the Board was notified about the break-in just prior to the meeting, as it had just occurred. He asked residents to be vigilant and protect their property.

President Allen stated that Ms. Merolo, SCA's attorney, spoke tonight verifying the Board has followed proper procedures. The Board is all volunteers and works hard to make Stonegate the best possible place to live. President Allen closed the resident forum.

MINUTES

February 22nd, 2024 Meeting Minutes

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

TREASURER'S REPORT

Mr. Snedaker stated the January 2024 and February 2024 financials are included in the Board packet for acceptance. Mr. Snedaker thanked the Finance Committee, Ms. Stacy, and Ms. Ringer for a successful transfer to SCA's new software, Buildium.

Ms. Ford moved the Board approve the Treasurer's January 2024 Financials report. Seconded by Mr. Bissonett. The motion passed unanimously.

Ms. Ford moved the Board approve the Treasurer's February 2024 Financials. Seconded by Mr. Fishman. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Reserve Project Updates

- **Landscape Project**

The landscape reserve project for Stonegate Circle is approximately 40% complete. Planting started today.

- **Phase 3 Wall Repair/Painting**

The project began on Monday, March 18th at the SE corner of the walking path/horse trail behind Windcrest. Gilbert Painting will be continuing west along the trail.

Pool Area Last Day of School

Ms. Stacy stated the Scottsdale Police Department no longer contracts with Community Associations for hiring off-duty police officers. SCA is contacting other companies to hire to enforce the pool rules.

Spring Fling

Ms. Stacy shared the Spring Fling was a great success. Many residents complimented the office that holding the Spring Fling a little earlier in the year made a big difference in the weather being perfect.

Ms. Stacy thanked the Board, Committees, Resident volunteers and all the sponsors for helping to make the Spring Fling enjoyable. She also thanked the SCA team for all their hard work in planning, cooking, and serving food to our residents.

Ice Cream Social

Ms. Stacy shared the Ice Cream Social is scheduled for April 20th from 1pm until 3pm. The Scoop & Joy ice cream truck will be in the community center parking lot. The cost of the ice cream is \$5 per resident. An invite email will be sent out shortly.

BOARD ACTIONS

Approve Landscape Lighting Bid

The new landscape lighting will be installed in the common area surrounding the community center, pool area, and walkway by courts and playground. The total cost of parts and labor is \$62,330.87.

A resident asked if this would be expanding to the walking paths. Mr. Fishman stated this is only the 1st stage and more will be added in the next stage.

Ms. Ford moved the Board approve the Landscape Lighting Bid. Seconded by Mr. Snedaker. The motion passed unanimously.

Approve Irrigation Bid

The new baseline irrigation system will be installed in the common area by the community center and pool area. The total cost is \$47,973.62. Mr. Fishman stated SCA will be getting a rebate from Scottsdale on the material costs.

Mr. Fishman moved the Board approve the Baseline Irrigation System Bid by OSM. Seconded by Ms. Ford. The motion passed unanimously.

Approve Concrete/Sidewalk Repair Bid

The Concrete/Sidewalk Repair Bid by Desert Vista Concrete is \$58, 812.35. \$25,000 is allocated for the year of 2024 with the remaining work to be completed in 2025. The areas that are a priority to be repaired have been identified.

Mr. Ford moved the Board approve the Concrete/Sidewalk Repair Bid by Desert Vista Concrete. Seconded by Mr. Fishman. The motion passed unanimously.

Approve D&O Policy Renewal

The annual policy premium is \$10,007. This is a \$1,097 increase annually or 12.3%.

A resident suggested that the agenda should have the cost of each Board Action.

Mr. Fishman moved the Board approve the D&O Policy Renewal. Seconded by Mr. Snedaker. 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 no comments.

NEW BUSINESS

President Allen addressed the break-in at Stonegate this afternoon. He stated the perpetrators entered the community by tailgating and were chased away. He asked Ms. Stacy to speak with SCA’s access control vendor and research options to use to discourage tailgating. A lengthy discussion took place amongst the Board.

Mr. Bissonett discussed pickleball prime time and limiting the amount of non-residents. He would like this topic discussed at the next Board meeting.

ADJOURNMENT

President Allen moved the Board adjourn the meeting at 6:09 p.m. and start the Annual meeting at 6:15 pm. Seconded by Ms. Ford. The motion passed unanimously.