

**STONEGATE COMMUNITY ASSOCIATION**  
**11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA**  
**BOARD OF DIRECTORS MEETING**  
**ZOOM VIRTUAL MEETING**  
**April 23, 2020**

**APPROVED MINUTES CORRECTED**

**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 5:15 p.m., noting the presence of a quorum.

**RESIDENTS' FORUM**

Eli Gruber of Tradewinds asked about the status of the pool reopening. President Allen stated there were no plans as yet to reopen the pool. Once the decision is made to reopen the pool, a community email would be sent to the residents.

**MINUTES**

**February 26, 2020, Board Meeting**

Mr. Evans moved the Board approve the February 26, 2020, Board of Directors meeting minutes as presented. Seconded by Ms. Ford. The motion passed unanimously.

**February 26, 2020, Executive Session Board Meeting**

President Allen stated the Board should discuss the minutes in the Executive session to follow.

### **March 26, 2020, Election of Officers Meeting**

Ms. Ford moved the Board approve the March 26, 2020, Election of Officers meeting minutes as presented. Seconded by Mr. Schaefer. The motion passed unanimously.

### **April 1, 2020, Executive Session Board Meeting**

President Allen stated the Board should discuss the minutes in the Executive session to follow.

#### **TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending February 29, 2020 and March 31, 2020. 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 Stonegate finances were in good shape at the end of March and only \$1,600 off year-to-date. The receivables were good. He stated there was a variance in landscaping payroll due to several staff positions that are open.

Mr. Schaefer stated there are fifteen property transfers pending. He stated that property transfer fees go into the Reserve account, not the operating account. Ms. Stacy stated seven to eight properties are scheduled to close by the end of April.

Mr. Evans moved the Board accept the Treasurer's report for February 29, 2020 and March 31, 2020. Seconded by Ms. Condon. The motion passed unanimously.

#### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki discussed the Flynn equestrian property and the conditional use permit they are requesting from the City of Scottsdale. The conditional use permit allows for the boarding of horses. This is a five-acre property and is located south of Mountain View Road on 120<sup>th</sup> Street. This property borders the East side of Saddleback and the North side of Tamarack. Mr. Paprocki discussed the setbacks and noted the corrals are lo-profile and Mr. Flynn is building his personal residence on the property.

Mr. Paprocki responded to questions and comments from the Board members regarding this property and the affect the conditional use permit would have on Stonegate residents. The Board decided an email should be sent to the Saddleback and Tamarack residents notifying them of the request of the conditional use permit. The email would contain an ariel map of the property and the contact information of the principal planner for Mr. Flynn.

Mr. Paprocki discussed the situation of the Belcourt asphalt that is starting to ravel. PMIS is having the asphalt tested because of the raveling. An engineer took eight core samples

from two site locations. Mr. Paprocki stated he is waiting on the lab reports to see if the original product was made of the correct specifications. Based on the report, the manufacturer may have to provide the new product and Pinnacle Paving may be responsible for labor.

Mr. Paprocki discussed the City of Scottsdale's new sidewalks and curb ramps along Mountain View Road between 111<sup>th</sup> Street and 112<sup>th</sup> Street. The work is expected to occur over a three-week period in May.

Mr. Paprocki discussed Mountain View subdivision's NAOS (Natural Area Open Space). Stonegate is responsible for maintaining the area between the residents' property and Stonegate Equestrian Park. Stonegate is required to remove the brush for fire hazard. The Stonegate maintenance crew is working on the area three times a week with 2 or 3 men. To date five properties are finished. It will take another three weeks for completion.

Mr. Paprocki updated the Board regarding the weed control in the community. The wash areas have been a problem with all the rain we experienced. The maintenance crew has been working on the weeds. Any remains of summer weeds will be sprayed again in September and October.

Mr. Paprocki stated he received an email from resident, Dr. Albert Monillas in Timarron. Dr. Monillas is requesting the Board open the recreational area pool this weekend. The temperatures are predicted to be over 100. President Allen stated an Executive Session was held three weeks ago and nothing has changed since then. The Board discussed and agreed to hold to the previous decision. The Board does not want to jeopardize the health and welfare of the community. No action will be taken at this time.

## **BOARD ACTIONS - None**

## **COMMITTEE REPORTS**

President Allen noted the committee reports were included in the Board packet for Board members review and comment.

## **NEW BUSINESS**

Ms. Condon commented during this time of COVID-19, that 99.8% of the neighborhood has been wonderful and very friendly.

The next Board meeting is scheduled for Thursday, May 28<sup>th</sup>, 2020.

## **ADJOURNMENT**

Mr. Evans moved the Board adjourn the virtual meeting at approximately 6:15 p.m. Seconded by Ms. Ford. The motion passed unanimously.