

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
April 24, 2025**

**APPROVED MINUTES**

**Present:** David Allen, President  
Pat Dolohanty, Treasurer  
Nancy Ford, Secretary  
Jim Bissonett, Director  
Quint Easter, Director  
Craig Zirbel, Director

**On Telephone:** Rob Fishman, Vice-President

**Staff Present:** Lora Stacy, Executive Director  
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 5:01 p.m., noting the presence of a quorum. 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 Windemere resident discussed placing in SCA's Bylaws a requirement for mediation. A Tradewinds resident recommended SCA look for a new legal counsel.

**MINUTES**

**March 24, 2025 Meeting Minutes**

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

**March 24, 2025 Annual Meeting Minutes**

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

**TREASURER'S REPORT**

Mr. Dolohanty stated March 2025 balance sheet is strong. SCA working with the software company to figure out an in balance of \$1,500. Income statement has been revised with more detail. Nine pending sales currently in community. March 2025 financials will be presented for approval when software issue is corrected.

## **EXECUTIVE DIRECTOR'S REPORT**

### **Repairs to Spa Fountain Leak**

There was a pipe leaking under the deck and it was found through water usage bill. Old pipe to be abandoned and new plumbing installed. Estimated cost for repairs is \$4K.

### **Stonegate Speaker Series**

Started last month. First series presentation by Scottsdale Fire Department. May's series presentation by Marjorie T. Desmond regarding estate planning and sponsored by resident Nicole Pilié. President Allen stated for SCA to send an additional community email for the upcoming presentation.

## **BOARD ACTIONS**

### **Approve D & O Insurance Policy Renewal**

Ms. Ford moved to Approve D & O Insurance Policy Renewal. Seconded by Mr. Bissonett. The motion passed unanimously.

### **Approve Pickleball Court Resurface Bid**

Discussed Elite Sports Builders bid for resurfacing tennis courts. Total cost is \$6,178. A date has not been set. Courts to be closed a few days.

Mr. Bissonett moved to Approve Pickleball Court Resurface Bid. Seconded by Mr. Dolohanty. The motion passed unanimously.

### **Approve Community Center Patio Awning Bid**

Physical Property Committee reviewed bids and recommends All Pro Shade Concepts bid for \$10,863. Ms. Stacy filed \$125 pre-application with City of Scottsdale for permit requirement. Board discussion took place.

Ms. Ford moved to Approve Community Center Patio Awning Bid. Seconded by Mr. Fishman. The motion passed unanimously.

### **Accept Amendment to Architectural Guidelines**

Add to Amended Section 2.18 Gates: Variations may be considered on an individual basis by the Architectural Committee or the Executive Director.

Mr. Easter moved to Accept Amendment to Architectural Guidelines. Seconded by Mr. Zirbel. The motion passed unanimously.

### **Ratify Purchase of Riding Mower**

Ms. Stacy requested the Board ratify the purchase of a new riding mower. President Allen and Mr. Dolohanty previously approved the purchase.

Mr. Bissonett moved to Ratify Purchase of Riding Mower. Seconded by Ms. Ford. The motion passed unanimously.

### **Appoint Committee Members**

Nicole Pilié to join Social Recreational Committee and Eli Gruber to join Finance Committee. Barry Spector and Christy Mooney to join Nomination & Election Committee. All other members re-appointed.

Ms. Ford moved to Appoint Committee Members. Seconded by Mr. Bissonett. 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**

Discussion on courts pertaining to vandalism, replacement of rusted posts, and new temporary signage placed on tennis courts stating permitted play. In addition, SCA looking to add motion lights, cameras and camera signs to courts. SCA to send community email and put announcement on CourtReserve stating no pickleball play on tennis courts, non-permitted play and or vandalism could result in fines and directing residents to CourtReserve.

Discussion on looking into amending Bylaws to a 3-year Board term, and an Audit Committee, and background checks for Board members.

Discussion on SCA historical club. Club to gather historical information to provide to Board and Executive Director for review and usage. SCA office to be contacted by club for reserving Community Center room.

Discussion on SCA to research and change legal counsel. Mr. Easter moved to accept motion. Motion not seconded. Motion failed.

### **ADJOURNMENT**

President Allen moved the Board adjourn the meeting at 6:00 p.m. Seconded by Mr. Dolohanty. The motion passed unanimously.