

**STONEGATE COMMUNITY ASSOCIATION**  
**11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA**  
**BOARD OF DIRECTORS MEETING**  
**April 29, 2021**

**APPROVED MINUTES**

**Present:** Craig Zirbel, President  
Rob Fishman, Vice President  
Tom Schaefer, Treasurer  
Lori Condon, Secretary  
Gene Evans, Director  
Eli Gruber, Director  
Jamie Snedaker, Director

**Staff:** Larry Paprocki, Executive Director  
Lora Stacy, Assistant Executive Director/Accountant  
Catherine Bryson, Communications Coordinator

**Also Attended:** Stonegate Homeowners

**CALL TO ORDER**

President Zirbel called the meeting of the Stonegate Community Association Board of Directors meeting to order at 5:05 p.m., noting the presence of a quorum.

**RESIDENTS' FORUM**

Maren Grow, Saddleback resident, stated she enjoyed the Zoom Board meetings. She stated the audio in the Community Center needed to be improved since it was hard to hear. She questioned why the pool and bathhouse remodel had to take place in the middle of the summer.

Carolyn Robbins, Retreat resident, and Alex Cotton, Vintage resident, discussed starting a community garden at Stonegate and possibly using the land to the left of the Community Center. If there was enough interest from the residents; residents would have their own plots and be responsible for them. They would like to have a patio, table and chairs.

President Zirbel asked Mr. Paprocki to address the pool and bathhouse remodel at this time instead of waiting for the Executive Director's report.

Mr. Paprocki stated there is one contractor for the pool and one contractor for the bathhouses. SCA has scheduled both projects at the same time to reduce down time of the recreational area. To avoid delays with the projects Mr. Paprocki requested the contractors order all of the materials in advance to have on site prior to the start date of the projects.

Therefore, the agreed upon start date for both the pool and the bathhouse will be July 19<sup>th</sup> and the projects will take approximately 14 days to complete.

## **MINUTES**

- **March 25, 2021 Meeting**
- **March 25, 2021 Annual Meeting (Review only)**
- **March 27, 2021 Election of Officers Meeting**
- **April 1, 2021 Executive Session Meeting**
- **April 1, 2021 Board of Directors Special Meeting**

Mr. Evans moved the Board approve the meeting minutes noted above as presented. Seconded by Mr. Gruber. The motion passed unanimously.

## **TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending March 31, 2021. 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 after the first three months, there was nothing remarkable. The variances were understandable with savings on gas because of the pool heater not working and savings on payroll since SCA is short 3 landscapers.

Mr. Schaefer stated Stonegate has done quite well for the year with the Fidelity 500 Index fund and stated Stonegate's funds have major diversification.

Discussion ensued regarding how much cash is on hand and much is kept in Reserves. Mr. Schaefer recommended \$200,000 be invested per the investment policy.

Mr. Schaefer discussed an exhibit he prepared to determine year-end reserve projections. Mr. Fishman moved to see the exhibit to move funds. President Zirbel seconded. The motion passed unanimously.

President Zirbel moved the Board accept the Treasurer's report for March 31, 2021. Seconded by Mr. Fishman. The motion passed unanimously.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki discussed the update on the mailboxes. The Regal, Tradewinds, Vintage and Belcourt were framed today and should have stucco applied on Monday. After the Post Office inspects the mailboxes, SCA will release the mailbox keys to residents.

Mr. Paprocki stated he had many thank you calls from the community for having the shredding truck at Stonegate. Mr. Evans mentioned possibly having the documents shredded on location instead taking away to be shredded. Mr. Paprocki stated that SCA

would have another shredding event later in the year. Mr. Paprocki will look into the on-site shredding suggestion.

## **BOARD ACTIONS**

### **Approve Pinnacle Paving as the 2021 Roadway Contractor**

Cactus, Pinnacle Paving and Rose contractors put in bids for Stonegate's roadway work. Pinnacle Paving came in with the lowest bid of \$286,991.

Mr. Gruber moved the Board approve Pinnacle Paving as the 2021 roadway contractor. Seconded by Mr. Schaefer. The motion passed unanimously.

### **Approve Renewal of D & O Insurance Coverage**

The annual premium is \$8,488. This is an increase of \$158 over last year's premium.

Mr. Fishman requested the insurance broker meet with the Board Members to discuss coverage prior to future insurance approvals.

Mr. Evans moved the Board approve the renewal of the D & O insurance coverage. Seconded by Mr. Schaefer. The motion passed unanimously.

### **Approve Maintenance Contract for Copy Machine**

Mr. Paprocki stated the contract for the SCA copy machine is up for renewal.

Mr. Gruber moved the Board approve the contract for the SCA copy machine. Seconded by Mr. Fishman. The motion passed unanimously.

### **Approve the Members for the Architectural Committee**

The motion passed unanimously to approve the following members to the Architectural Committee: Craig Zirbel (Chair), Alex Cotton, Sandra Kurlander, Marc Meyers, Jussara Scarle, Arnie Siegel and Karen Weston.

## **COMMITTEE REPORTS**

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

## **NEW BUSINESS**

Mr. Fishman stated in the future, for view fence repair and painting, if residents don't remove their rabbit fencing, SCA should be able to take down the fencing and charge the resident.

Mr. Evans discussed exploring a new reservation system for tennis and pickleball. He stated the software should not allow a “bot” to make the reservations.

Ms. Condon stated the Retreat gate needs some work to enhance the looks.

Mr. Fishman requested this be brought to the attention of the Physical Property Committee.

A resident stated they could not hear and asked if the agenda of the meeting could be posted along with the Board meeting posting on SCA’s website. After a brief discussion, President Zirbel stated that SCA will post the Board meeting agenda also.

The next Board meeting is tentatively scheduled for Thursday, May 27.

### **ADJOURNMENT**

Ms. Condon moved the Board adjourn the meeting at approximately 6:01 p.m. Seconded by Mr. Gruber. The motion passed unanimously.