

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
May 22, 2024**

**APPROVED MINUTES**

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

**Absent:** Jamie Snedaker, Treasurer  
Eli Gruber, Director

**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 5:03 p.m., noting the presence of a quorum. President Allen clarified details regarding the residents' forum and asked residents to come to the podium to speak, so individuals on Zoom could hear them. President Allen asked residents to state their name and subdivision before speaking, and to limit their comments to 3 minutes.

**RESIDENTS' FORUM**

Residents from Tradewinds, Retreat, and Windermere all spoke regarding issues at the pool/spa. Items discussed were parties, rocks in pool, different methods tried by SCA for enforcement and the new landscaping lighting improvement. In addition, a resident recommended utilizing fobs for access control and residents to pay for security during their ramada rentals.

Residents from Windcrest, Regent, Retreat, and Tradewinds spoke regarding their appreciation for the Board and the reasonable HOA fees. A recommendation was made that all residents should review HOA rules and residents should attend Board meetings. A suggestion was made to reword the rule pertaining to pool gates. A resident stated the Board positions are volunteer, and the Board is elected to enforce the rules.

Two residents from the Retreat spoke regarding their disagreement with the fines imposed to residents at the previous pool event. One resident referenced the way the pool rules are written and clarity of closing the gates.

A resident from Tradewinds discussed pickleball hours as the weather is getting hotter. They stated they want to play pickleball at night. They suggested to use the Retreat courts for pickleball.

President Allen closed the resident forum.

## **MINUTES**

### **April 25th, 2024 Meeting Minutes**

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

## **TREASURER'S REPORT**

On Mr. Snedaker's behalf, Mr. Dolohanty reported on the April Financials. He stated the balance sheet is strong, AR is good, and revenue close to budget. Property transfers exceed year to date budget.

Mr. Bissonett moved the Board approve the Treasurer's April 2024 Financial report. Seconded by Mr. Zirbel. The motion passed unanimously.

## **EXECUTIVE DIRECTOR'S REPORT**

### **Reserve Project Updates**

The landscape turf removal project is complete and paid in full.

### **Lighting Project**

Project to be complete once lights are installed at walking path by tennis courts. SCA working with contractor on some palm tree lighting angles. This phase of lighting expected to conclude in the next few weeks.

### **Irrigation Project**

Project complete. SCA to contact City of Scottsdale for inspection to receive estimated \$10K rebate.

### **Painting Project**

Project nearing completion. Properties in Regent along the horse trail and abutting the wash area expected to finish within the next 2 weeks.

### **Pool Area Repairs**

After noting an increase in water usage, a leak detection company, Leak Science, was onsite and detected two leaks in pool. One leak in a skimmer and one leak in the autofill. SCA received Leak Science bid for \$5,300.

## **BOARD ACTIONS**

### **Appoint Nomination & Election Committee Members**

Ms. Ford inquired on status of previous request for Nomination Committee to evaluate Board member requirements. Ms. Stacy stated committee has discussed and will be making recommendations to the Board.

Ms. Ford moved to Appoint Nomination & Election 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**

SCA has hired a guard to enforce the pool/spa rules on the last day of school. SCA to evaluate changing verbiage on pool/spa rules pertaining to not propping gates open. SCA to look at adding a vending machine at pool/spa area.

Mr. Bissonett inquired on any liability for the resident hiking group in community. SCA to evaluate.

## **ADJOURNMENT**

President Allen moved the Board adjourn the meeting at 6:05 p.m. Seconded by Mr. Bissonett. The motion passed unanimously.