

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
May 25, 2023**

**APPROVED MINUTES**

**Present:** David Allen, President  
Jim Bissonett, Vice President – On Zoom  
Nancy Ford, Secretary  
Rob Fishman, Director  
Eli Gruber, Director  
Craig Zirbel, Director

**Absent:** Jamie Snedaker, Treasurer

**Staff:** Lora Stacy, Executive Director  
Catherine Bryson, Communications Coordinator

**Also Attended:** Stonegate Homeowners

**CALL TO ORDER**

President Allen called the meeting of the Stonegate Community Association Board of Directors to order at 5:08 p.m., noting the presence of a quorum. President Allen clarified details regarding the residents' forum and asked residents to state their name and subdivision before speaking, and to limit their comments to 3 minutes.

**RESIDENTS' FORUM**

A resident requested enforcement at the pool. President Allen stated the Board makes rules and enforces the rules, but the HOA is not the police. The HOA relies on residents to report the issues to the HOA and call the police if necessary.

Another resident agreed regarding the issues at the pool. He also stated residents can speak before a Board Action is voted on. President Allen thanked him for his comments.

A resident requested an update on the dog attack. President Allen stated this was discussed in Executive Session and with legal counsel.

**MINUTES**

**April 27, 2023, Meeting**

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

## **March 23, 2023, Election of Officers Minutes**

Ms. Ford moved the Board accept the Election of Officers minutes as presented. Seconded by Mr. Gruber. The motion passed unanimously.

### **TREASURER'S REPORT**

Ms. Ford is substituting for Mr. Snedaker who is absent. Ms. Ford reviewed the financials and bank statements, and everything is in order. The income and expenses are in line with the budget.

She stated SCA has received the \$20,000 rebate from the City of Scottsdale for the turf conversion.

The budget for Property Transfer fees is \$180,000. As of the end of April, SCA has received \$105,000. Last year SCA received over \$300,000 in total.

Mr. Fishman moved the Board approve the Treasurer's report as presented. Seconded by Mr. Zirbel. The motion passed unanimously.

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

#### **10-Day Notice Letters - None**

#### **East Gate Repairs**

The East Exit Gate repairs are complete. Two new operators have been installed and new conduit, electrical, and communication cabling. QuickPass has gathered the serial numbers of all the operators at the other gates in order to have a plan for replacement.

#### **Spa Electrical Repair Update**

A temporary fix has been installed. More permanent repairs should be complete shortly. The conduit and wires need to be replaced. The electrical for the entire pool area will be evaluated in the near future.

#### **Wall Repair & Painting Update**

Phase 1 of the wall repair and painting project is underway and is approximately 50% complete. Gilbert Painting is doing a great job.

#### **Movie Under the Stars**

Ms. Stacy reminded everyone that Movie Under the Stars is scheduled for Friday, June 9<sup>th</sup> with the movie starting at 7:45pm. SCA will be providing water and residents are to bring their own snacks.

### **BOARD ACTIONS**

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

Appoint Nomination & Election Committee members, Carolyn Norris, and Myron Picoult.

Ms. Ford moved the Board appoint the Nomination & Election Committee Members. Seconded by Mr. Zirbel. The motion passed unanimously.

#### **Approve Camera Bid**

Approve Camera Bid for Recreational Area – QuickPass

One Time Installation Fee of \$12,255.00 – plus taxes. Monthly Fee of \$489.00. Includes the addition of 5 PTZ cameras in the recreational areas. Cameras to be serviced and monitored for any outages by QuickPass. Integrates into Milestone platform currently running all other cameras. Includes cloud storage. Also includes running of conduit and cabling to recreational areas. The pool would be 100% covered.

A lengthy discussion took place. Mr. Zirbel stated this bid was not recommended by the Physical Property Committee and the Committee requested more bids. Ms. Stacy stated other vendors were evaluated and the cost was comparable for the same quality cameras. The bid was recommended by the Finance Committee.

Mr. Fishman moved the Board approve the Camera Bid. Seconded by Ms. Ford. Mr. Zirbel opposed. The motion passed 5 to 1.

### **Approve Court Resurface Bid**

Approve court resurface bid by Elite Sports Builders. The bid will be to repair & resurface five tennis courts and one-half basketball court. The total amount is \$34,215.00. The courts were evaluated by Ed Prudhomme, tennis court consultant. SCA has utilized his services in the past. All courts will be closed at the same time. SCA does not have dates yet, but it is recommended the work take place in the fall by the consultant. The dates will be discussed at the next Board meeting.

Mr. Zirbel moved the Board approve the Court Resurface Bid. Seconded by Ms. Ford. The motion passed unanimously.

### **Ratify Lighting Guidelines**

Ratify Section 3.11 Lighting & Section 3.11A Winter Holiday Lighting/Decorations. Combine April 2023 Board Approved Lighting Guidelines and March 2023 Board Approved Winter Holiday Lighting/Decorations Guidelines. All Lighting guidelines state 3000k for consistency.

A resident discussed the brightness of coach lights and opinion on safety.

Mr. Fishman moved the Board Ratify the Lighting Guidelines. Seconded by Mr. Zirbel. 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.

Mr. Fishman discussed the Community Survey Recreational results received back from 350 residents. 80% are full time, and 62% are over the age of 65. 50% are interested in participating in a walking club. Residents want to participate in the Holiday party and Spring Fling. They are also interested in Block Parties, Food Trucks and Wine & Hors D'oeuvres get-togethers.

### **NEW BUSINESS**

Ms. Ford requested an update on the roadway bids. Ms. Stacy confirmed she is planning to have the bids ready for the June Physical Property and Finance meeting and they will go to the Board at the next meeting.

Mr. Fishman stated he has observed the pool area and believes SCA has a problem. Discussion took place regarding the number of children at the pool and whether they are residents. The Board also discussed the cameras and possibility of a guard on duty.

**ADJOURNMENT**

Mr. Gruber moved the Board adjourn the meeting at 6:30 p.m. Seconded by Mr. Fishman. The motion passed unanimously.