

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
June 24, 2021**

**APPROVED MINUTES**

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

**Absent:** Gene Evans, Director  
Jamie Snedaker, Director

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

**Also Attended:** Stonegate Homeowners

**CALL TO ORDER**

President Zirbel called the meeting of the Stonegate Community Association Board of Directors meeting to order at 5:06 p.m., noting the presence of a quorum.

**INTRODUCTION**

President Zirbel introduced Stephanie Stuhr as SCA's new Administrative Assistant. Ms. Stuhr addressed the Board and audience and acknowledged she was looking forward to working at SCA and helping all the residents.

**RESIDENTS' FORUM**

President Zirbel stated each resident may speak during the meeting for 3 minutes on each topic presented.

**MINUTES**

**- May 26, 2021 Meeting**

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

## **TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending May 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 May followed the first four months of the year with nothing remarkable. There was a \$26,000 profit but 60% had to do with timing differences.

The receivables looked good and the aging was improving. Mr. Schaefer discussed that resales of homes were good and 27 had already closed through May. He stated there were 12 additional resales in process.

Mr. Schaefer stated SCA's investments were doing well and were within SCA's guidelines. He discussed the Finance Committee's decision to invest \$75,000 in the Fidelity Balance Fund and it would be a Board action tonight. He stated Ms. Stacy put together a schedule of SCA's payables, showing payouts of \$551,000 by the end of August.

The report was accepted.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki discussed all new mailboxes had been installed, including the damaged ones. Painting has been completed on seven with eight mailboxes remaining. Bulletin boards will be installed shortly. He stated there have been problems with the post office in changing boxes. Mr. Paprocki explained some mailboxes needed to be changed due height or disabilities.

Mr. Paprocki discussed the view fence repair and painting project. He stated Belcourt is almost finished.

Mr. Paprocki discussed the pool and bathhouse update. He stated the start date would be July 19. He explained all items have been preordered, tiles, hand railings etc. He stated SCA wouldn't start the renovation unless all materials are in, including items for the bathhouse.

Mr. Paprocki explained the spa is an item of concern. The spa does not have enough water pressure and there was a leak in the equipment room. The contractors can saw cut where necessary and relocate equipment, pipes etc. He stated this is an opportune time to correct the issues and have the spa function properly.

Ms. Condon questioned if there would be a steam room or sauna. Mr. Paprocki stated it was not planned.

Ms. Grow, Saddleback resident, asked if there would be any changes with the fountain. Mr. Paprocki explained it was staying the same but being updated with new tile.

Mr. Paprocki updated the Board regarding the roadway work. Mr. Paprocki explained the work that has taken place. He stated every year the 10-year Roadway plan is updated. He explained the seal coating in Windemere protects asphalt from UV. Tradewinds was reconstructed. Stonegate Circle is seal coated every 5 years.

Mr. Paprocki discussed his 2 meetings with Amazon. To make delivery faster and easier, Amazon would tie their Fob system into our existing gate operator. Their Fob would identify the driver, time, truck, and package.

Mr. Paprocki stated that Fire Rock had the system installed at one of their gates. Mr. Paprocki explained if installed, it would only be at the main gate. After a brief discussion, it was decided this project should be referred to the Physical Property Committee for further research.

Ms. Stacy stated she would like to attend the CAI meeting in 2022. The meeting would be held in Palm Springs from February 9<sup>th</sup> through February 12<sup>th</sup>.

Ms. Stacy stated Ed Katz, Windemere resident, has requested the pool open at 6:30 a.m. instead of 7 a.m. in June, July and August. Mr. Paprocki explained, the pool needs to be maintained and checked for chemicals, readings and cleanliness every morning. This maintenance needs to be done prior to opening the pool for the day. After brief discussion, it was decided this request would be turned over to the Recreational Committee.

Ms. Grow, Saddleback resident asked if the recreational amenities would be changed back to closing at 10 p.m. Mr. Paprocki stated that since closing at 9 p.m., there have been no complaints. This question will be turned over to the Recreational Committee.

## **RECREATIONAL COMMITTEE**

Mr. Paprocki explained the Committee had submitted historical documentation on Tennis and Pickleball rules. The Committee will be updating the existing rules and submitting them to the Board at the next meeting.

Mr. Fishman stated he felt Mr. Gruber has a conflict of interest since his wife, Ms. Mandinach, was on the Recreational Committee. After a brief discussion among Board members, it was decided this issue was not a conflict of interest.

Ms. Mandinach, Tradewinds resident, Ms. Geiger, Belcourt resident and Ms. Barone, Belcourt resident, all Recreational Committee members, brought some issues to the Board that the Committee has been discussing. Ms. Mandinach explained there are issues with Tennis Pros giving lessons to non-residents. She stated they are bringing clients in from the outside. Mr. Paprocki explained this is an easy rule to implement. If a homeowner requests a Pro, the Pro has to register with SCA and this is the homeowner's responsibility. Several topics that were discussed were that only residents should be allowed on the courts, charging Pros fees, possibly charging non-residents for court use, and needing a new reservation system that could adapt to SCA's rules.

President Zirbel thanked the Committee for their information.

## **SOCIAL COMMITTEE**

Mr. Fishman, Chair of the Social Committee, informed the Board that his Committee met one time and developed a survey to send to the Community to receive input for what social events the community would like to see developed in Stonegate. The survey had a very successful response with close to 40% responding. Mr. Fishman stated the Committee would go over all the survey responses at their next meeting. He also stated the Committee wants to hold a grand reopening pool party.

Ms. Picoult, Retreat resident, asked Mr. Fishman if SCA would be sponsoring 3 social clubs that she runs. Mr. Fishman stated this would be discussed with the Social Committee and a budget would be formalized.

Edit Shrikant, Regal resident, stated she could not get on Zoom. She stated the Board meeting should be moved to a later time.

## **BOARD ACTIONS**

### **Approve Reserve Investment**

Mr. Fishman moved the Board approve the Reserve Investment in the purchase amount of \$75,000 in the Fidelity Balanced Fund (FBALX). Seconded by Mr. Schaefer. The motion passed unanimously.

### **Approve Group Insurance Renewal**

The Guardian Group Insurance renewal annual premium is \$10,439. “This is a \$76 increase over last year’s premium.

Mr. Gruber moved the Board approve the Guardian Group Insurance renewal. Seconded by Mr. Schaefer. The motion passed unanimously.

## **COMMITTEE REPORTS**

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

## **NEW BUSINESS - None**

## **ADJOURNMENT**

Mr. Fishman moved the Board adjourn the meeting at approximately 6:51 p.m. Seconded by Mr. Schaefer. The motion passed unanimously.