

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
July 22, 2021**

**APPROVED MINUTES**

**Present:** Craig Zirbel, President  
Tom Schaefer, Treasurer  
Lori Condon, Secretary  
Eli Gruber, Director  
Jamie Snedaker, Director

**Present on Zoom:**  
Rob Fishman, Vice President  
Gene Evans, Director

**Staff:** Larry Paprocki, Executive Director  
Lora Stacy, Assistant Executive Director/Accountant  
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 5:05 p.m., noting the presence of a quorum.

**RESIDENTS' FORUM**

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

**MINUTES**

**June 24, 2021 Meeting**

Mr. Schaefer moved the Board approve the meeting minutes 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 June 30, 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 June had an operating profit of \$2,500 with a current estimate of \$80,000 profit at year-end. Also, similar variances from the previous month continue, mostly due to the inability to hire maintenance workers.

Mr. Schaefer mentioned that receivables are in very good shape. The only open issue is with a possible pending foreclosure.

Mr. Schaefer stated that there is \$496K in cash flow to cover the \$338K of reserve expenses needed for the year. It was also discussed \$75K was invested in the Fidelity Balance fund and that after August reserve payments are made, more funds may be invested.

Mr. Schaefer discussed Executive Accountant CPA Pat Dolohanty applying to join the Finance Committee.

Mr. Schaefer was saddened to report that Stu Goldberg, who had been on the Finance Committee for several years and who was an amazing private pilot had passed away since the last meeting.

The Treasurer's report passed unanimously.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki discussed the update on mailboxes. He stated everything had been painted; bulletin boards were being installed and damaged boxes had been replaced.

Mr. Paprocki reported the view fence project is almost complete. This is a cost share project between SCA and the homeowners.

Ms. Condon inquired on the view fence repairs. Mr. Paprocki stated maintaining the fences every five years helps to extend the useful life.

Mr. Paprocki stated it has been decided not to proceed with the pool renovation at this time and is working on a future date. Although the materials were ordered well in advance, the tiles are still roughly 1 to 2 months out. There was discussion of removal of the lap lane line targets on the floor, which would require removal of wall targets, and in turn this would change the purpose of the pool; thus not making it suitable for lap swimming.

Ms. Norris, Tradewinds resident, asked if there would be a cost increase for the project delay. Mr. Paprocki explained that SCA has already paid for materials; however, there could be additional labor costs.

Mr. Paprocki discussed the spa and the concerns with there not being enough water pressure. He stated that tracking of the pipes is being done; thus to look at relocating the pipes to help improve the pressure. Mr. Paprocki is scheduling a meeting with the Physical Property Committee to discuss the matter further.

Mr. Paprocki reported there has been an AC outage at the Stonegate office and he is waiting on a new compressor that is under warranty.

## **RECREATIONAL COMMITTEE**

President Zirbel made note of the Recreational Committee doing an outstanding job, when it came to working on and submitting their packet within 30 days.

President Zirbel stated that he wanted to discuss each rule in the Recreational Committee packet separately.

A resident inquired if a pro uses offensive language on the courts, who would be held responsible. The Board agreed that the homeowner would be responsible for handling. Mr. Paprocki stated that in the CC&Rs, homeowners are responsible for their guests and vendors, and Pros fit into this as well.

Mr. Snedaker asked if the pro or the homeowner is responsible for providing insurance. President Zirbel confirmed that the pro is responsible for providing insurance to SCA.

The Board discussed the rule on clinics being limited to four players and the pro. The Board agreed to change the limit from four to six players for both Tennis and Pickleball.

Mr. Snedaker moved to change the number of players to six. It was seconded. The motion passed unanimously.

The Board discussed the rule on residents having to show ID to SCA staff members and or recreational committee members. It was decided by the Board that only SCA staff members could request ID.

Mr. Snedaker moved that only SCA staff members could request ID from residents. Ms. Condon seconded the motion. The motion passed 6-1 with Mr. Evans abstaining due to Zoom audio difficulties.

President Zirbel asks if there are any comments in regard to the pool and spa rules. Mr. Fishman questioned whether the rules needed to state proper swimwear attire and the total number of guests allowed at the pool. The Board discussed and concluded that proper swimwear attire required should remain and a total of eight guests are allowed.

Mr. Evans suggested that the pool open up earlier during the summer months. Ms. Condon stated that looking at the demand for earlier hours should be looked at first.

Mr. Paprocki discussed residents wanting the pool open until 10pm. President Zirbel asked Mr. Paprocki what he recommends for the pool hours. Mr. Paprocki recommends all recreational amenities be open from 7 a.m. to 9 p.m.

President Zirbel requested the committee spend time on researching cameras for the recreational area and a new Tennis/Pickleball reservation system. Mr. Evans confirmed that

currently seven different Tennis/Pickleball reservation systems are being reviewed. Mr. Gruber mentioned that a new Tennis/Pickleball reservation system could help resolve scheduling problems with the existing system.

Lynn Sakuma, Belcourt resident asked if pros would be able to make their own reservations. Mr. Paprocki stated under the new rules, pros will not be able to make their own reservations.

President Zirbel discussed the proposed Tennis rules written as 3 days in advance reservations for both residents and pros and if the committee is in agreement. Ms. Barone, a recreational committee member present, stated this was not correct. The committee agreed to 3 days in advance reservations for residents and 2 days in advance for pros.

President Zirbel requested a motion from the Board to approve the proposed recreational rules with the following changes:

1. Change the recreational hours to 7 a.m. to 9 p.m. daily.
2. Change the clinic/lesson number of players on the court to 6 players and 1 pro.
3. Change that only SCA staff has the authority to request photo ID from residents.

Mr. Gruber moved the Board approve the proposed recreational rules. Seconded by Mr. Schaefer. The motion passed 6 to 1 with Mr. Fishman opposed.

## **BOARD ACTIONS**

### **Approve Pat Dolohanty to the Finance Committee**

Mr. Schaefer moved the Board approve Executive Accountant CPA Pat Dolohanty to the Finance Committee. Seconded by Mr. Gruber. 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**

Carolyn Norris, Tradewinds resident asked when we could end Zoom in the Board meetings since it is very distracting. Discussion ensued for future possible solutions.

## **ADJOURNMENT**

President Zirbel moved the Board adjourn the meeting at approximately 6:31 p.m. The motion passed unanimously.