

STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
August 28, 2025

BOARD MINUTES APPROVED

Present: David Allen, President
Jim Bissonett, Vice President
Pat Dolohanty, Treasurer
Nancy Ford, Secretary
Rob Fishman, Director

Absent: Quint Easter, Director

Staff Present: 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 5:01 p.m., noting the presence of a quorum. President Allen clarified details regarding the residents' forum. Resident to approach podium to speak, once acknowledged by President Allen. Resident to state their name, address and subdivision before speaking, and to please limit their comments to 3 minutes.

RESIDENTS' FORUM

A Retreat resident spoke about potential safety concerns and about raising awareness regarding Section 8 apartments nearby. No other residents had comments. President Allen closed the resident forum.

MINUTES

June 26, 2025 Meeting Minutes

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

TREASURER'S REPORT

Mr. Dolohanty discussed the 2025 property transfers and the income exceeding budget for the year. Accounts Receivables are in good shape with only one account delinquent beyond 60 days.

Mr. Fishman stated he would like to see the financial portfolio compared with benchmarks. Ms. Ford stated the Finance Committee will discuss.

Ms. Ford moved the Board approve the Treasurer's June 2025 and July 2025 financial reports. Seconded by Mr. Fishman. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Reserve Project Updates

- **Pool Deck**
Repairs & repainting will begin on Monday, September 8, 2025. The project is expected to take approximately 5–7 days to complete.
- **Pickleball Courts Resurface**
Resurfacing is scheduled to begin on Monday, September 15, 2025. The project is expected to take approximately 5 days to complete.

2025 Holiday Open House

The Holiday Open House is scheduled for Thursday, December 4th from 5:30-8pm. The Social/Rec Committee has decided to use AJs for catering. The Children's Holiday Open House is scheduled for Saturday, December 6th from 11am-1pm. Christy Mooney, an SCA Preferred Realtor, will be sponsoring the event.

Board of Directors Special Election

SCA will be using Election Buddy again for electronic voting. Voting begins on Wednesday, September 10th and ends Monday, September 29th. The ballots will be emailed out to one email address per lot. Paper ballots will be available to anyone who makes a request. The new Board director will be announced at a Special Meeting of the Board on Monday, September 29th.

BOARD ACTIONS

Accept Slate of Candidates for Board Director Open Position

Board discussed in length the slate of candidates. There was discussion about the Nomination & Election Committee and the qualifications to run for the Board. Ms. Ford moved to accept three of the four candidates recommended by the Nomination & Election Committee. Seconded by Mr. Fishman. The motion passed unanimously. Mr. Fishman moved to not accept one of the candidates recommended by the Nomination & Election Committee. Seconded by Ms. Ford. The motion passed unanimously.

Adopt Amended Motorized Vehicle Rules

Discussion took place regarding the Vehicle Rules. Ms. Stacy stated rules were updated to adhere to the City of Scottsdale rules. Mr. Bissonett moved to Adopt Amended Motorized Vehicle Rules. Seconded by Mr. Dolohanty. 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

Mr. Fishman asked when a draft of the new Bylaws would be ready to review. Ms. Stacy stated she is working on a revised draft and anticipates to discuss at the September meeting.

ADJOURNMENT

Ms. Ford moved the Board adjourn the meeting at 5:49 p.m. Seconded by Mr. Bissonett. The motion passed unanimously.