

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
September 22, 2022**

**APPROVED MINUTES**

**Present:** David Allen, President  
Jim Bissonett, Vice President  
Jamie Snedaker, Treasurer  
Nancy Ford, Secretary  
Gene Evans, Director  
Rob Fishman, Director  
Eli Gruber, Director

**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 5:01 p.m., noting the presence of a quorum.

President Allen welcomed the residents and thanked them for attending the meeting. He clarified details regarding the residents' forum and asked residents to state their name and subdivision before speaking, and to please limit their comments to 3 minutes.

**RESIDENTS' FORUM**

A Saddleback resident thanked the Board for the guard at the pool. He appreciated this action taken and thinks it a great start to help control the minors at the pool.

**MINUTES**

**August 25, 2022, Meeting**

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

**Acknowledgement of Written Consent in Lieu of Meeting dated September 13, 2022**

President Allen stated a Vehicle Control Committee was formed by approving residents to be Committee members by email. A Committee was necessary due to a resident requesting a variance for parking. The Board acknowledged this action.

## **TREASURER'S REPORT**

Mr. Snedaker stated SCA is on track for the 2022 Budget. He stated there was an increase in the investment portfolio. Mr. Snedaker shared the property transfers are on track for the year and have exceeded the budget. The aging report is steady, and the Reserve account is on track.

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

## **EXECUTIVE DIRECTOR'S REPORT**

### **(1) 10-Day Notice Letter**

Ms. Stacy stated a tenant is in the property. She requested the Board approve fines and enforcement per the policy, however she would like to waive fines if the property is brought into compliance. The Board agreed with this action.

### **Pool Area Guard**

Ms. Stacy discussed that most of the recent violations at the pool have been during Ramada rentals. The parents or guardians have been present at the time. SCA's staff is bringing to the attention of the residents who are renting that their deposits will be forfeited if the rules are not followed. Several deposits have already been forfeited.

President Allen questioned if the deposit amount should be increased. Mr. Bissonett agreed the deposits should be increased. It was agreed by the Board the deposit should be increased from \$200 to \$400.

It was agreed the Guard should be on duty for another month and see what transpires. This will be revisited at the next Board meeting.

### **Social/Recreational Events Update**

- **SCA's Open Tennis Event** – Saturday September 10<sup>th</sup> from 8am till 10am.

Kristin Fullam, tennis pro, worked with residents by organizing drills and games based on skill level. The event cost approximately \$500 with 14 residents attending.

- **Movie Under the Stars** – Saturday, September 17<sup>th</sup> from 7pm till 8:30pm.

Approximately 80 to 100 people attended. Two lifeguards were on duty as well as the SCA pool guard. The event cost approximately \$800. Many compliments were received from residents.

- **Fall Family Boutique Gift Fair** – Saturday, October 22<sup>nd</sup> from 10am till 2pm.

Fourteen vendors have confirmed their attendance and 2 vendors are pending. There are several new vendors. Ms. Jodi Geiger suggested using open house a-frame signs at the subdivisions to advertise. Ms. Karen Turek suggested attaching balloons to signs at the subdivision entrances.

- **Swim, Bike & Run Event**

This event was postponed until spring of 2023. There are quite a few of logistics to plan. The swim lanes in the pool and half of the parking lot would need to be closed. Stonegate Circle

would need to be closed to one way traffic only. The Board consensus was this could be accomplished.

### **Garage Sale & Pool Age Research**

Ms. Stacy shared that many gated communities do not allow garage sales. Examples are Scottsdale Mountain, DC Ranch, Gainey Ranch, FireRock, Terravita and Windgate Ranch. Grayhawk allows 1 annual garage sale with open gates and no access control.

Discussion ensued amongst the Board regarding the aesthetics value of Stonegate, possibility of surveying homes for possible burglaries, extra need for personnel at the gate and the parking issues on the narrow streets.

A Tradewinds resident stated she was very much against this idea since 2 homes in her subdivision were just burglarized.

Mr. Evans moved the Board approve an annual garage sale. Seconded by Mr. Snedaker. The motion was denied 4 votes to 3 votes.

### **Pool Age Discussion**

Ms. Stacy shared research collected regarding other local HOA's pool age requirements for unaccompanied minors. Many HOAs do not have a specific age posted for the pool, while other age requirements are in line with Stonegate. It was agreed to leave SCA's pool age of children 13 and under must be accompanied by an adult.

### **Bike Lane Research in Progress**

Ms. Stacy stated she has requested PMIS, Stonegate's roadway consultant, investigate the cost of adding the bike lanes to the 2023 plan.

### **Over Seeding Update**

Ms. Stacy stated the City of Scottsdale has just passed an ordinance prohibiting HOAs from enforcing their CC&R's regarding overseeding. This reverses SCA's recent announcement stating homeowners must follow the CC&R's and overseed. The decision will be up to each homeowner as to what action they choose.

## **BOARD ACTIONS**

### **Approve Concrete Bid – ADA Ramp and Patio Section**

A brief discussion took place among the Board members. Mr. Bissonett moved the Board approve the Concrete Bid – ADA Ramp and Patio Section. Seconded by Ms. Ford. 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. Evans asked what the cost would be for sound abatement for the Pickleball courts. Mr. Fishman stated they only had preliminary numbers.

Mr. Evans asked if there was a mandate as to how many members could be on a committee. He shared the Social/Rec Committee wanted to revise the numbers of the members to 7. President Allen stated there is no mandate.

**NEW BUSINESS**

None

**ADJOURNMENT**

Mr. Evans moved the Board adjourn the meeting at approximately 5:51 p.m. Seconded by Mr. Snedaker. The motion passed unanimously.