

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 26, 2024**

**BOARD MINUTES APPROVED**

**Present:** David Allen, President  
Jamie Snedaker, Treasurer  
Pat Dolohanty, Director  
Eli Gruber, Director

**On Zoom:** Jim Bissonett, Vice President

**Absent:** Nancy Ford, Secretary  
Craig Zirbel, 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 5:00 p.m., noting the presence of a quorum.

President Allen clarified details regarding the residents' forum and asked residents to come to the front to speak, so individuals on Zoom could hear them. President Allen asked residents to state their name, address and subdivision before speaking, and to please limit their comments to 3 minutes.

**RESIDENTS' FORUM**

A Windemere resident stated the importance of this meeting as the operating and reserve budgets will be discussed and encourages residents to attend.

A Retreat resident shared she did not think the HOA should send notices to residents about removing political flags.

A Retreat resident questioned the Board's procedures and feels the Board is against a certain political party.

President Allen reminded residents about Board meeting etiquette and closed the resident forum.

## MINUTES

### August 22nd, 2024 Meeting Minutes

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

### TREASURER'S REPORT

Mr. Snedaker shared that SCA's balance sheet is strong. There are a few timing variances due to landscaping and road work. He stated the property transfer numbers are well over the budget amount for the entire year.

Mr. Gruber moved the Board approve the Treasurer's August 2024 Financial report. Seconded by Mr. Dolohanty. The motion passed unanimously.

### EXECUTIVE DIRECTOR'S REPORT

#### Paint Spill Update

SCA is still in process of negotiations with the City of Scottsdale for the claim filed for the paint spill and noted two sub-divisions have very minor damage.

#### Regal Gate Operator Replacements

All four operators at the Regal gates were replaced. The total cost for replacement was \$27,282.62.

#### Music & Food Festival

The Social/Rec Committee has planned a Music & Food Festival for Friday, October 18<sup>th</sup> from 5:30 to 8:30 pm. Ms. Stacy provided event details that were emailed to the community.

#### Holiday Open House

SCA is unable to obtain the required permit to serve beer and wine at this year's holiday open house. The office team is working diligently to find an alternative solution.

#### Board Election Mailing

The board election mailing is set to go out the week of October 7<sup>th</sup>, 2024. Applications are due back by November 6<sup>th</sup>, 2024. Candidate interviews will take place November 14<sup>th</sup>, 2024. The slate of candidates for acceptance will be submitted to the Board at the following Board meeting. Voting will start March 3<sup>rd</sup>, 2025 and the Annual meeting will take place March 27<sup>th</sup>, 2025.

### BOARD ACTIONS

#### Approve 2025 Operating Budget

Mr. Snedaker presented the operating budget and discussed the Finance Committee having reviewed the budget line by line. A discussion took place among Board members.

Mr. Dolohanty moved to Approve the 2025 Operating Budget. Seconded by Mr. Gruber. The motion passed unanimously.

#### Approve Reserve Study

Mr. Snedaker stated the lighting, irrigation and road bills are some of the reserve projects for 2025. A discussion took place among Board Members.

Mr. Dolohanty moved to Approve the Reserve Study. Seconded by Mr. Gruber. The motion passed unanimously.

### **Approve 2025 Assessment**

Ms. Stacy stated the 2025 Assessment would increase by \$5.00. The Reserve amount would decrease by \$3.00, and the Operating Budget would increase by \$8.00, thus equaling the \$5.00 increase.

Mr. Gruber moved to Approve the 2025 Assessment. Seconded by Mr. Dolohanty. The motion passed unanimously.

### **Adopt Electrical and Motorized Micromobility Vehicle Policy**

Discussion took place among the Board members as the necessity to update this policy, especially with electric bikes on the road.

Mr. Snedaker moved to Adopt the Electrical and Motorized Micromobility Vehicle Policy. Seconded by Mr. Dolohanty. The motion passed unanimously.

### **Approve Increase to Resale Disclosure Fee**

Ms. Stacy recommended an increase to the resale disclosure fee. The fee would be raised from \$200 to \$240.

Mr. Snedaker moved to Approve the Increase to the Resale Disclosure Fee. Seconded by Mr. Dolohanty. The motion passed unanimously.

### **Appoint Physical Property Committee Member**

The Physical Property Committee would like to appoint Robert Schneiderman to the Physical Property Committee.

Mr. Gruber moved to Appoint Robert Schneiderman to the Physical Property Committee. 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. Snedaker shared the gate processed 17,525 entries in August.

## **ADJOURNMENT**

Mr. Snedaker moved the Board adjourn the meeting at 5:39 p.m. Seconded by Mr. Dolohanty. The motion passed unanimously.