

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
January 22, 2026**

**BOARD MINUTES APPROVED**

**Present:** David Allen, President  
Rob Fishman, Vice President  
Pat Dolohanty, Treasurer  
Nancy Ford, Secretary  
Jim Bissonett, Director  
Laura Brown, Director  
Quint Easter, Director

**Staff Present:** Lora Stacy, Executive Director  
Stephanie Stuhr, Executive Assistant

**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. 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 resident from Timarron discussed a fine they received and asked to have the fine waived. President Allen stated the matter would be discussed in Executive Session.

A resident from Saddleback requested lights at a pedestrian crosswalk near Saddleback.

A resident from Windcrest stated concerns with vehicle speeding and vendor parking.

A resident from Belcourt suggested adding a lane to the far-right side of the main gate entrance. President Allen asked residents to bring concerns to the office and noted the Physical Property Committee will evaluate the requests.

**MINUTES**

**November 19, 2025, Meeting Minutes**

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

**TREASURER'S REPORT**

Mr. Dolohanty stated November 2025 and pre-audit December 2025 balance sheets are strong. Discussion took place regarding the Reserve balance and projects that were deferred to future years.

Ms. Ford moved the Board approve the Treasurer's November 2025 Financials and accept the pre-audit December 2025 financials. Seconded by Mr. Fishman. The motion passed unanimously.

**EXECUTIVE DIRECTOR'S REPORT**

**Holiday Open Houses**

This year's holiday and children's parties were both successful. Many compliments were received.

### **Audit Field Work**

The audit field work concluded on Tuesday, and the office team will continue to process any requests received from the auditor. The audit draft is due on February 12<sup>th</sup>.

### **Upcoming Projects**

- **Lighting and Irrigation**  
Remaining work on Stonegate Circle and Palomino Road planned for 2026.
- **Concrete Repairs**  
Receival of one bid and additional bids to be obtained for community sidewalk repairs and paver/brick area at Main gate.
- **View Fence Repairs & Painting**  
This work is completed every 5 years and scheduled for 2026. Residents will be notified in advance of the project beginning, so there is ample time to trim back shrubs and remove animal fencing that has been installed.
- **Paint Spill**  
Ms. Stacy advised of a recent latex paint spill in parts of community roadway and spill being cleaned by SCA maintenance crew.

### **BOARD ACTIONS**

#### **Slate of Candidates for 2026 Board of Directors Election**

Ms. Stacy stated there are seven pending board candidates and that candidacy will be finalized once signatures are received on the revised Rules for Campaigning. The deadline to return the signed revised rules is 4pm on Wednesday, January 28<sup>th</sup>, 2026. Candidates are Kiera Allen, Lori Condon, Pat Dolohanty, Skip Gosselin, Eli Gruber, Debbie Nagle and Albert Winemiller. Mr. Bissonett moved to Slate the Candidates for 2026 Board of Directors Election. Seconded by Mr. Easter. All in favor.

#### **Nomination & Election Committee Recommendations on Ballot Issues**

Ms. Stacy notified the Board of the Nomination & Election Committees recommendations on ballot issues received by residents. Traffic ballot issues to go to Physical Property Committee for review. Ballot request for Zoom during Board meetings to be researched by Ms. Stacy. Ballot request for Bylaw changes, no action at this time due to the Board currently reviewing amending the Bylaws. Ms. Ford moved the Board accept the Nomination & Election Committee Recommendations on Ballot Issues. Seconded by Mr. Easter. All in favor.

### **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**

None.

### **ADJOURNMENT**

President Allen moved the Board adjourn the meeting at 5:39 p.m. Seconded by Ms. Brown. The motion passed unanimously.