

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
ZOOM VIRTUAL MEETING  
October 22, 2020**

**APPROVED MINUTES**

**Present:** David Allen, President  
Craig Zirbel, Vice President  
Tom Schaefer, Treasurer  
Lori Condon, Secretary  
Gene Evans, Director  
Rob Fishman, Director  
Nancy Ford, Director

**Staff:** Larry Paprocki, Executive Director  
Lora Stacy, Assistant Executive Director/Accountant  
Catherine Bryson, Communications Coordinator

**Also Attended:** Stonegate Homeowners

**CALL TO ORDER**

President Allen called the meeting of the Stonegate Community Association Board of Directors Zoom Virtual meeting to order at 5:33 p.m., noting the presence of a quorum.

**RESIDENTS' FORUM**

**Flynn Equestrian Property**

Ruth Jordan of Saddleback updated the Board regarding the Flynn Celebrity Equestrian Center. Ruth stated the Master Plan was revised. There were verbal agreements in place to relocate the manure bin and the parking to the North. There was a deadlock regarding reducing the number of stalls since it was stated it would offset profitability.

President Allen thanked the residents for attending and participating in the meeting. He stated the Board wants to be responsive to the residents. President Allen thanked Ms. Jordan for her update of the equestrian center.

**MINUTES**

**September 24, 2020, Meeting**

Ms. Ford moved the Board approve the September 24, 2020, Board of Directors meeting minutes as presented. Seconded by Mr. Evans. The motion passed unanimously.

## **TREASURER'S REPORT**

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending September 30, 2020. 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 there was a loss of income this month due to 3 payroll periods. He stated there is nothing remarkable in receivables.

Mr. Schaefer explained the reasons for the two variances in the budget. The first one is not holding a Spring Fling this year due to Covid-19. The second reason is there are landscape positions that still have not been filled. Mr. Schaefer stated the tree trimming is being done by outside providers along with the spraying of the common areas since spraying with that type of chemical requires a licensed contractor.

Property transfers are in good shape.

Mr. Schaefer discussed the 2021 Operating Budget. He stated the year-end projection is now based on 9 months.

Mr. Paprocki explained in great detail about the Buddy Hughes reserve study and the roadway figures including PMIS and Tom McDonald. Mr. Fishman asked about the miscellaneous infrastructure figures. Mr. Paprocki stated he would get a detailed breakdown to Mr. Fishman.

Ms. Ford moved the Board accept the Treasurer's reports for September 30, 2020. Seconded by Ms. Condon. The motion passed unanimously.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki discussed the Ford AV audio & video system installed in the community center. Training has been scheduled for next week.

Mr. Paprocki stated the replacement of the mailbox roofs has been completed. He is now in the process of getting bids for the mailbox replacements. He has received 1 bid and expects 2 more bids next week.

Mr. Paprocki discussed the bathhouse remodel. He has received 2 bids on the plumbing. A third bid is expected. The remodel will take place the same time as the pool refinishing.

Mr. Paprocki discussed refinishing the pool surface. The pool surface is currently pebble-tec. He is awaiting bids from 2 contractors.

Ms. Condon asked when the pool was last refinished. Mr. Paprocki stated the pebble-tec was completed approximately 15 years ago. The outside pool repair person has reported

there is more delamination occurring, indicating the useful life is ending and requires a new pool surface to be installed.

Ms. Condon questioned when it might be scheduled. Discussion continued regarding the most convenient time for our winter visitors. Mr. Paprocki stated the process would probably take place in March, April or May. The refinishing can't be done in the cold weather as the pool shell can shift due to the cold. The total refinish time should be 3 to 4 weeks.

Mr. Paprocki stated the police have been scheduled for Halloween. He has hired 3 officers with 2 patrol cars.

## **BOARD ACTIONS**

### **Approve Eli Gruber to the Physical Property Committee**

Mr. Paprocki stated Mr. Gruber has attended the required number of meetings. The Physical Property Committee recommended this appointment.

Ms. Ford moved the Board approve the appointment of Mr. Gruber to the Physical Property Committee. Seconded by Mr. Schaefer. The motion passed unanimously.

### **Approve the 2021 Operating Budget**

Discussion continued regarding the 2021 Operating Budget. The Finance Committee has recommended the 2021 Operating Budget.

Mr. Evans moved the Board approve the 2021 Operating Budget. Seconded by Mr. Zirbel. The motion passed unanimously.

### **Approve the 2021 Operating Assessment Increase of \$2.00**

A brief discussion was held regarding the assessment increase of \$2.00. The Finance Committee has recommended the assessment increase of \$2.00.

Ms. Ford moved the Board approve the 2021 Operating Assessment Increase of \$2.00. Seconded by Mr. Fishman. The motion passed unanimously.

### **Approve the 2021 Reserve Study with 10-Year Roadway Plan**

Mr. Paprocki stated the Finance Committee recommended the 2021 Reserve Study with 10-Year Roadway Plan.

Mr. Evans moved the Board approve the 2021 Reserve Study with 10-Year Roadway Plan. Seconded by Ms. Ford. The motion passed unanimously.

## **Approve Renewal of Property & Liability Insurance**

Discussion ensued regarding the renewal of the Property & Liability Insurance from Westfield Insurance, who is our current carrier. The Westfield Insurance quote is a 7.3% increase. The Finance Committee recommends this renewal.

Mr. Evans moved the Board approve the renewal of the Property & Liability Insurance by Westfield Insurance. 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.

## **NEW BUSINESS**

President Allen received an email from a resident requesting a shuffle board court. After a brief discussion, it was decided the request should be added to the agenda of the Physical Property committee. Ms. Ford also suggested adding bocce ball to the Physical Property committee agenda.

Mr. Evans stated that more than 2 Pickleball courts are needed. Ms. Ford stated the Social/Recreational committee should be involved in this request.

The next Board meeting is TBD.

## **ADJOURNMENT**

Mr. Evans moved the Board adjourn the virtual meeting at approximately 6:20 p.m. Seconded by Mr. Fishman. The motion passed unanimously.