

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
October 26, 2023**

APPROVED MINUTES

Present: David Allen, President
Jim Bissonett, Vice President
Nancy Ford, Secretary
Jamie Snedaker, Treasurer
Rob Fishman, Director
Eli Gruber, Director
Craig Zirbel, 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 6:03 p.m., noting the presence of a quorum. President Allen clarified details regarding the residents' forum and asked residents to state their name and subdivision before speaking, and to limit their comments to 3 minutes.

RESIDENTS' FORUM

A Tamarack resident stated SCA did a great job on the resurfacing on the tennis courts. He requested an upgrade on the lighting on the tennis courts to LED lights.

A Belcourt resident questioned the monthly \$10 increase in the HOA fees for 2024.

A Vintage resident stated that Stonegate is a great place to live, and he is happy with everything.

MINUTES

September 28th, 2023, Meeting

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

TREASURER'S REPORT

Mr. Snedaker stated the financials are included in the Board packet for acceptance. The new cash and investment schedule was included.

The aging report was stable, and the variance was tiny. The resales continue to thrive. The majority of projects for 2023, including the roadway work, have been completed and paid.

Ms. Ford moved the Board approve the Treasurer's September 2023 Financials report. Seconded by Mr. Bissonett. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Tennis/Basketball Court Resurface

Ms. Stacy stated Elite Sports did a good job in resurfacing the tennis courts and basketball court. She is going to request a bid from Elite Sports for the expansion joint areas which was not part of the original bid. This would be addressed for aesthetic purposes.

Buildium Software Update

Ms. Stacy shared that all resident account information was updated in the new software. Invites were sent to residents whose email was in the system, to access the Buildium system. As of November 1st, there will be no ACH fees with Buildium.

Social Events

Ms. Stacy shared the Gift Fair is scheduled for October 28th. There will be returning vendors and some new vendors.

The Holiday Open House is scheduled for November 30th. AJ's will cater the event and there will be two food lines this year. The Do Re Mi singers will be performing on the back patio.

Veterans Day

Ms. Stacy stated 33 responses were received from the Veterans Day survey. An email will be going out to the community thanking our veterans for their service. Flags will be displayed at all the gate entries. Small flags will be displayed at all the sub-division entries.

BOARD ACTIONS

Approve 2024 Operating Budget

Mr. Snedaker discussed the 2024 operating budget income and expenditures.

Mr. Bissonett moved the Board approve the 2024 Operating Budget. Seconded by Ms. Ford. The motion passed unanimously.

Approve Reserve Study

The 30-year Reserve Study was presented to the Board for approval. Mr. Snedaker discussed the 2024 projects including irrigation, lighting, landscape, painting, and roadway work.

Ms. Ford moved the Board approve the Reserve Study. Seconded by Mr. Bissonett. The motion passed unanimously.

Approve 2024 Assessment Increase of \$10

The total monthly HOA fee will be \$223. This includes \$196 for Operating and \$27 for Reserve.

Mr. Bissonett moved the Board approve the 2024 Assessment Increase of \$10. Seconded by Mr. Fishman. The motion passed unanimously.

Approve Payment Policy

A brief discussion took place.

Ms. Ford moved the Board approve the Payment Policy. Seconded by Mr. Bissonett. The motion passed unanimously.

Approve Holiday Open House Budget

The budget for the Open House was \$13,500. Due to increased costs, \$15,000 has been requested.

Mr. Snedaker moved the Board approve the Holiday Open House Budget for \$15,000. Seconded by Mr. Gruber. The motion passed unanimously.

Approve Guardian Insurance Renewal

This policy includes dental and vision.

Mr. Bissonett moved the Board approve the Guardian Insurance Renewal. Seconded by Mr. Fishman. The motion passed unanimously.

Adopt Architectural Guideline Changes

A detailed discussion took place. It was voted upon to amend the vendor non-entry days to New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day.

Mr. Snedaker moved the Board approve the Architectural Guideline Changes subject to changing the vendor holiday dates. Seconded by Mr. Fishman. The motion passed unanimously.

Accept Architectural Committee Member

The Architectural Committee requested Ms. Peggy Gilbert be accepted to the Architectural Committee.

Ms. Ford moved the Board accept Peggy Gilbert to the Architectural Committee. Seconded by Mr. Snedaker. 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

President Allen questioned the subject of replacing the lights in the tennis courts to LED. Mr. Fishman stated the Physical Property Committee is looking into the lights at the tennis courts.

ADJOURNMENT

Mr. Snedaker moved the Board adjourn the meeting at 6:52 p.m. Seconded by Mr. Fishman. The motion passed unanimously.