

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
October 27, 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 5:02 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. He asked the residents to please be respectful and remember the Board of Directors were volunteers.

**RESIDENTS' FORUM**

President Allen read the following statement regarding the Board's decision on shortening hours at the Pickleball courts. He then requested anyone wanting to address the Pickleball issue to speak first.

**PICKLEBALL STATEMENT**

The Board is very well aware that there are many Stonegate residents who enjoy playing pickleball, several of whom appear to be here this evening. The Board has also received frequent and increasingly threatening complaints from certain homeowners who live in close proximity to the pickleball courts about the noise that is coming from the courts, creating a nuisance for them. While it is true that each of those residents purchased their homes near the tennis courts and other recreational facilities, because of the type of paddle and ball used for pickleball as opposed to for tennis, and because the players are much closer to each other on pickleball courts than they are on tennis courts, the amount of noise generated from the playing and from the talking or

yelling on the pickleball courts is significantly greater than that on the tennis courts. The Board hired a third-party consultant well versed in pickleball noise studies to conduct a noise study and to suggest a means by which the noise could be greatly reduced to an acceptable level, even if not totally eliminated. That 40-page study concluded that the installation of a twelve-foot high fence with the best soundproofing material available would reduce the noise to a level that might be considered to be acceptable; however, not eliminated altogether. The cost of such fencing would be approximately \$140,000. Because the Board has received both direct and implied threats of litigation on this issue, the Board consulted with its legal counsel as to how best to proceed. Thereafter, the Board held an executive session to thoroughly discuss this matter, and after much discussion, decided that it would not pursue the installation of the fencing, but would instead shorten the playing hours so as to lessen the impact of the noise on the neighboring properties. The reasons for this decision were as follows:

1. The Board does not have the authority under our CC&R's to spend more than \$100,000 on capital improvements of this nature without obtaining the approval of more than 50% of all homeowners in the community.
2. The Board does not think that it is financially prudent to recommend to the community that \$140,000 be spent on fencing, particularly without any assurance that such fencing will solve the problem, in which case it may be a wasted expenditure.
3. With shortened hours, the noise time is reduced for the nearby homeowners, and the residents who play will still have an opportunity to play, as opposed to doing nothing and keeping the hours as they are, which could very well result in a Court ordering that the courts be closed completely.

We will now listen to any resident that wishes to speak on this subject.

Several residents spoke regarding the new pickleball hours and requested the Board reconsider their decision. One resident requested the Board convert some of the tennis courts to Pickleball courts. Several residents requested utilizing the courts in the Retreat neighborhood as they are further away from homes. Several residents stated the times are not practical for working residents. One resident offered to volunteer and search for alternative options. A resident stated the noise from landscapers is as much of an issue as the pickleball noise. A neighboring resident stated the courts are too close to homes and suggested everyone work to find a compromise. Another neighboring resident played audio of the court noise from their backyard. Some residents stated they can hear the pickleball court noise and yelling throughout their property. A few residents spoke about summer hours, health issues and skin cancer concerns when playing in the heat. Another resident stated this is the fastest growing sport and a solution needs to be found. One resident stated communication is lacking. One resident stated they are very upset the Board is not making changes when so many people are unhappy.

One resident stated she believed security is lacking and she would like to see Scottsdale Police make rounds once or twice a night.

President Allen stated the discussion and decision was held in Executive Session due to threats of litigation. This decision was made per legal counsel. He stated the Board will discuss further in Executive Session. He stated that the new reduced hours will start on Monday, October 31<sup>st</sup>.

## **MINUTES**

### **September 22, 2022, Meeting**

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

## **TREASURER'S REPORT**

Mr. Snedaker stated SCA is still on track for the 2022 Budget. Mr. Snedaker shared the property transfers are on track for the year and have exceeded the budget. Ms. Ford stated the property transfer fees are currently allocated to Operating. In the month of September, the amount collected was \$53,000.

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

## **EXECUTIVE DIRECTOR'S REPORT**

Ms. Stacy shared the painting of the Guard house had begun today and the new lane lines for the pool were installed.

### **10-Day Notice Letters - None**

#### **Pool Area Guard**

Ms. Stacy stated there were no reports received from the pool guard this month. She felt the pool guard should be discontinued and revisited again in the summer. All members agreed.

#### **Pickleball Hours & QuickBlue Court Access**

Ms. Stacy stated a community email was sent stating the reduction of the pickleball hours on Monday through Friday 8:30am to 7pm and Saturday and Sunday remaining the same hours from 8:30am to 6pm. This decision had been made by the Board to help reduce total noise exposure from pickleball play.

She stated that the QuickBlue system will be added to the pickleball courts. For access, residents would need to contact the office to receive a code for their smart phone that would unlock the courts during approved hours. The approximate installation date is planned for November 10<sup>th</sup>.

#### **Leases/Short-Term Rentals**

Ms. Stacy stated an Airbnb was located online within Stonegate. She shared that a non-compliance letter was sent to the homeowner and a 10-day notice letter will be sent shortly if the property remains available for short-term rent. Properties that are leased for under the 120-day minimum term are subject to fines and enforcement.

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

- **Fall Family Boutique Gift Fair** – Was held on Saturday October 22nd from 10am till 2pm. The vendors were very happy with the set-up and attendance. 112 people entered for a drawing and at least 150 or more people attended.

- **Adult Holiday Open House** – Is scheduled for December 1st from 5:30pm till 8pm. The Adult Open House will be a red theme.
- **Children’s Holiday Open House** – Is scheduled for Saturday, December 3<sup>rd</sup> from 11am till 1pm. SCA’s Preferred Realtor, Christy Mooney is sponsoring the children’s party.

## **BOARD ACTIONS**

### **Approve 2023 Operating Budget**

A discussion took place among the Board members. The Finance Committee proposed the 2023 Operating Budget. Mr. Snedaker moved the Board approve the 2023 Operating Budget. Seconded by Ms. Ford. The motion passed unanimously.

### **Approve 2023 Operating Assessment Increase of \$10.00**

A brief discussion took place among the Board members. The Finance Committee proposed a \$10 increase due to increased costs. \$187 per month to Operating and \$26 per month to Reserve. This is a \$13 increase to Operating and -\$3 decrease to Reserve. This is a 4.9% increase from last year. This increase will be effective January 1, 2023. Mr. Bissonett moved the Board approve the 2023 Operating Assessment Increase of \$10.00. Seconded by Mr. Evans. The motion passed unanimously.

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

The Board discussed this is a 9.9% increase over last year mainly due to adding a mule and trailer in 2022. Ms. Ford moved the Board Approve the Renewal of Property & Liability Insurance. Seconded by Mr. Snedaker. The motion passed unanimously.

### **Approve Pool Gate Bid**

Ms. Stacy discussed the Ironman Pool Fence bid. This includes (4) 6’ tall gates with mesh to work with the QuickBlue system. Ms. Ford moved the Board Approve the Pool Gate Bid. Seconded by Mr. Fishman. The motion passed unanimously.

### **Approve Pool Deck Bid**

Discussion took place regarding the pool deck bid. Arrowhead Deck and Pool would be the contractor for complete removal and replacement of the pool deck. Mr. Evans moved the Board Approve the Pool Deck Bid. Seconded by Mr. Gruber. The motion passed unanimously.

### **Approve Caterer Budget for Holiday Open House**

SCA is researching AJ’s as the caterer for the Adult Holiday Open House. The Social/Rec Committee is requesting a budget not to exceed \$9,000. Ms. Ford moved the Board Approve the Caterer Budget for the Holiday Open House. Seconded by Mr. Snedaker. The motion passed unanimously.

### **Approve Architectural Committee Member**

Laura Brown has attended 3 meetings and the Architectural Committee is requesting her to be a member of the Committee. Mr. Bissonett moved the Board Approve Laura Brown to the Architectural Committee. Seconded by Mr. Snedaker. The motion passed unanimously.

### **Approve Social/Rec Chairperson**

Ellen Mandinach was elected by the Social/Rec Committee to be the Chairperson of the Committee. Mr. Evans moved the Board Approve Ellen Mandinach as the Chairperson of the Social/Rec Committee. Seconded by Mr. Bissonett. 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. Bissonett noted there is a substantial amount of artificial turf being installed in Stonegate. He questioned if this could be toxic to the soil and how to dispose of it when removed. He felt it would cause heat retention.

Mr. Fishman stated he would have the Physical Property Committee follow up on this.

### **NEW BUSINESS**

Mr. Fishman discussed prior Board meeting minutes being difficult to search. Mr. Snedaker stated he could help. He will research and see if there is a solution.

### **ADJOURNMENT**

Mr. Evans moved the Board adjourn the meeting at approximately 6:25 p.m. Seconded by Mr. Snedaker. The motion passed unanimously.