

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
October 31, 2021**

**APPROVED MINUTES**

**Present:** Craig Zirbel, President  
Rob Fishman, Vice President  
Tom Schaefer, Treasurer  
Lori Condon, Secretary  
Eli Gruber, Director  
Gene Evans, Director

**Absent:** Jamie Snedaker, Director

**Staff:** Larry Paprocki, Executive Director  
Lora Stacy, Executive Director

**Also Attended:** Stonegate Homeowners

**CALL TO ORDER**

President Zirbel called the meeting of the Stonegate Community Association Board of Directors meeting to order at 3:00 p.m., noting the presence of a quorum.

**RESIDENTS' FORUM**

President Zirbel stated each resident may speak during the meeting for 3 minutes on each topic presented.

**BOARD ACTIONS**

**APPROVE TRIDENT ACCESS CONTROL CONTRACT**

Mr. Paprocki discussed the quality of service SCA has been receiving from the gate personnel and gate maintenance staff at AAA. Trident was highly recommended from QuickPass, a long time vendor of SCA. The Board discussed the differences in rates between the Standard Option and the Premier Option offered from Trident. The consensus was SCA is looking for an improvement in access control and premier rates will be offered to the personnel as they meet our requirements and/or a 90-day probationary period. SCA will be entering into a 2-year contract with a 30-day cancellation notice. The total contract amount for premier service is \$249,747 annually.

Ms. Condon questioned specific items in the contract about pro-rated cost.

Mr. Paprocki responded that the pro-rated charges are for optional services.

Mr. Evans moved to terminate the contract with AAA and accept the contract with Trident Security Services. Mr. Fishman seconded the motion. All are were in favor.

### **APPROVE QUICKPASS CONTRACT**

Mr. Paprocki discussed the new QuickPass contract. The new equipment is in the 2021 reserve budget and the maintenance for the gate is an operating expense. This is part of the AAA contract cancellation and SCA needs to approve a new gate maintenance contract. The new system eliminates the frequent issues with proximity cards and clickers. The devices have become unreliable. The new system reads transponders that are placed on the headlight of each vehicle. One time installation fee of \$29,388 with a monthly utilization fee of \$1,850 for gate maintenance.

Ms. Condon asked about the language in the contract about gate codes.

Mr. Paprocki stated this is a misprint and he does not recommend providing gate codes as this does not strengthen access control.

Ms. Norris, a Tradewinds homeowner, questioned the appearance of the transponder and the process if you have a loaner vehicle.

Mr. Paprocki responded the strips are nearly invisible and there is no prefect solution. Homeowners without their vehicles will need to be processed through the main gate.

Mr. Spector, a Saddleback resident, questioned where homeowners will pick up the transponders.

Ms. Stacy responded that the SCA office will keep the transponders in stock and QuickPass will be holding a tagging event to help with the transition.

Mr. Stanley, a Retreat resident stated he will need something in writing that this will not impede his headlight. He believes this is illegal.

Mr. Evans made a motion to accept the QuickPass contract, seconded by Mr. Fishman. All were in favor.

### **APPROVE HOMEOWNER & PERMANENT ADMITTANCE LIST TRANSPONDER INCOME**

Mr. Paprocki stated each homeowner will be provided two transponders at no charge at the time of implementation. New homeowners will also be provided two new transponders at the time of orientation. Each additional transponder will be sold at \$20.00 each. Transponders may also be sold to people on a homeowners permanent admittance list. Individuals to be considered for transponders are family members, caregivers and emergency contacts.

Mr. Evans moved to approve the homeowner and permanent admittance transponder income. Mr. Fishman seconded the motion. All were in favor.

### **APPROVE VENDOR PASS & TRANSPONDER INCOME**

Mr. Paprocki discussed another source of income would be to charge vendors for vendor passes and transponders. Vendors would need to fill out an application and provide the make, model and plate number for their vehicles. Each vendor pass would be charged \$250 for the first transponder and 3 additional transponders could be purchased for \$50 each. All vendors would be directed through the main gate.

A homeowner stated they were concerned about a disgruntled employee with gate access.

Mr. Paprocki stated that could happen right now with our free vendor pass program and we have less information about the company and no ability to turn off their access.

Mr. Gruber made a motion to table the vote and send back to the Finance and Physical Property committees to discuss the amounts charged. Seconded by Mr. Evans. All were in favor.

### **NEW BUSINESS**

Mr. Stanley, was present on zoom, entered the meeting to comment again on the headlight sticker and concern about whether it is legal. Also commented on larger communities continuing to process vehicles with proximity cards.

### **ADJOURNMENT**

President Zirbel moved the Board adjourn the meeting at approximately 4:07 p.m. All in favor.