

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
ZOOM VIRTUAL MEETING
November 19, 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

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 5:36 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 while several agreements have been made such as relocating the manure container, relocating the horse trailers, shifting the perimeter parking, adding extensive landscape materials between the Flynn property and Stonegate they have refused to consider any further changes. Ms. Jordan thanked Mr. Paprocki and the Board for posting the signage necessary to bring attention to this matter. She also thanked resident David Kell for working on the language for the sign. A planning hearing has been scheduled for December 9th. The matter will then go to the City Council on January 12th or 19th. This meeting will be held at City Hall Kiva and also on Zoom.

President Allen thanked Ms. Jordan for her update of the equestrian center.

MINUTES

October 22, 2020, Meeting

Mr. Evans moved the Board approve the October 22, 2020, Board of Directors meeting minutes as presented. Seconded by Mr. Schaefer. The motion passed unanimously.

TREASURER'S REPORT

Mr. Schaefer reviewed the Association financial statements, as prepared by Association staff, for the period ending October 31, 2020. He advised that he has reviewed the bank statements and they are in order. He discussed his review and audit of each transaction, similar to what is done at the annual audit. He responded to questions and comments from the Board members regarding the financials.

Mr. Schaefer reported that \$13,000 was added to the operating income in the month of October. He also provided a detailed update on the recent sale of the Fidelity 500 fund, where the fund stands today, and the realized capital gain reported year to date and the unrealized capital gain year to date. Mr. Schaefer stated SCA's investments have performed well in 2020.

Mr. Schaefer reported the Association has exceeded the property transfer budget of \$180,000 budget and is expected to exceed \$200,000.

Ms. Ford discussed how property transfer income is paid by the buyer and helps to fund the reserve. This keeps the Association financially stable and assessments down.

Ms. Ford moved the Board accept the Treasurer's reports for October 31, 2020. Seconded by Mr. Evans. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Paprocki discussed the meeting with the City of Scottsdale regarding the temporary signage for the Flynn property development. The City agreed that the current signage was not sufficient and approved the additional signage without need for a permit.

Mr. Paprocki notified the Board of an architectural appeal issue that will need to be scheduled for after Thanksgiving.

Mr. Paprocki stated that the Belcourt roadway project is complete and the useful life of the roads is now expected to be 25 years due to this improvement.

Mr. Paprocki discussed the mailbox replacements that are scheduled as a 2021 reserve project. Marc Meyers, from the Physical Property Committee, was very involved in the bidding process. SCA has received one full bid at \$109.92 per mailbox and one partial bid at \$124.32 per mailbox. The Association has complete drawings of each location. The mailboxes will be larger and have outgoing mail slots. Mr. Meyers will be calling the contractor tomorrow to continue working out bid details.

Mr. Fishman reported the bulletin boards would need to be relocated to the side of the mailboxes due to space constraints.

Mr. Paprocki reported issues with monopolizing of the pickleball courts. Many of the issues may be resolved with rules changes and observing the current rules in place. However, this may only be a partial solution, as SCA may need to consider restriping courts for dual tennis/pickleball play as well as consider building additional pickleball courts.

Discussion ensued among the Board regarding using Retreat courts for dual striping and issues that may cause regarding parking and confusion for players.

Mr. Fishman stated the Physical Property committee determined the first step would be to make changes to the pickleball rules and then see if a demand was still necessary.

Mr. Paprocki reported on the additional amenities requested for review, such as bocce ball, shuffleboard and horseshoes. He has done some research on the expense of the amenities and where they would be located.

Mr. Fishman reported the Physical Property Committee declined to move forward with the amenities requested as they felt it was important to try to attract a younger buyer and we do not have a sense of what that demand would be.

Mr. Evans discussed the possible use of the current basketball court for a new pickleball court.

President Allen requested the Physical Property Committee begin a more detailed study of what the demand is and the Board will review further.

Mr. Paprocki discussed the bathhouse remodel, pool resurface and outdoor shower project. Mr. Paprocki is waiting for the complete bids and will report back to the Board with more information. The Architectural Committee will be a part of choosing the materials.

Discussion ensued among the Board regarding the possible need for a general contractor on this project and the timeframe of when the project would be complete.

Mr. Paprocki reported the excess funds from the Belcourt foreclosure have been approved by the court and will be collected.

BOARD ACTIONS

None

COMMITTEE REPORTS

President Allen noted the committee reports were included in the Board packet for Board members review and comment.

NEW BUSINESS

Mr. Evans noted staff is answering the door without wearing masks.

Mr. Paprocki reported that since Mr. Evans has brought this to his attention this practice has changed.

An Executive Session is scheduled for December 10, 2020 at 5:30 p.m. to discuss personnel issues and resident architectural appeal.

ADJOURNMENT

Ms. Ford moved the Board adjourn the virtual meeting at approximately 6:30 p.m. Seconded by Mr. Schaefer. The motion passed unanimously.