

**STONEGATE COMMUNITY ASSOCIATION
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA
BOARD OF DIRECTORS MEETING
November 19, 2025**

BOARD MINUTES APPROVED

Present: David Allen, President
Rob Fishman, Vice President
Nancy Ford, Secretary
Jim Bissonett, Director
Laura Brown, Director

Absent: Pat Dolohanty, Treasurer
Quint Easter, Director

Staff Present: 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 5:00 p.m., noting the presence of a quorum. President Allen clarified details regarding the residents' forum. Resident to approach podium to speak, once acknowledged by President Allen. Resident to state their name, address and subdivision before speaking, and to please limit their comments to 3 minutes.

RESIDENTS' FORUM

A Retreat resident stated his appreciation for the Board and staff and gave a brief history of Stonegate.

President Allen closed the forum.

TREASURER'S REPORT

Ms. Ford provided the report on Mr. Dolohanty's behalf. She stated the balance sheet is in good shape. There are six pending property transfers and the property transfer income has exceeded budget for 2025.

Mr. Bissonett moved the Board approve the Treasurer's October 2025 Financials. Seconded by Mr. Fishman. The motion passed unanimously.

DIRECTOR'S REPORT

2025 Holiday Open Houses

The Holiday Open House is scheduled for Thursday, December 4th from 5:30pm till 8:00pm. Family Promise will be sponsoring the wine and beer. The Do Re Mi singers, a harpist, and a photo booth have been reserved. AJ's will be catering the event.

The Children's Holiday Open House is scheduled for Saturday, December 6th from 11:00am till 1:00pm and is sponsored by resident and SCA Preferred Realtor, Christy Mooney.

2026 Board of Directors Election

The mailing for the 2026 Board of Directors election will be sent on Monday, November 24th. There are 4 open seats on the Board. Applications are due back Friday, December 19th. Candidates will be announced to the Board at the January 22nd Board Meeting.

Pickleball Courts

Several residents are having issues trying to book reservations on the Pickleball courts in the morning hours. It has been suggested to institute primetime hours from 8:30am till 10:00am, with homeowners only allowed to make 2 reservations per week during primetime.

The Board discussed and decided to take a vote. Ms. Ford moved to institute prime time hours from 8:30am till 10:00am. Seconded by Ms. Brown. All in favor.

Pool Hours

Ms. Stacy stated several residents have requested the pool open at 5:00am. However, the maintenance team cleans the pool and adds chemicals during that time. After discussion, the Board determined that the pool hours will remain unchanged.

BOARD ACTIONS

Approve 2026 Operating Budget

Board discussion took place regarding the 2026 operating budget. Mr. Bissonett moved to Approve the 2026 Operating Budget. Seconded by Mr. Fishman. All in favor.

Approve Reserve Study

The Board members discussed the matter. Ms. Ford moved to Approve the Reserve Study. Seconded by Mr. Bissonett. All in favor.

Approve 2026 Assessment

Ms. Stacy explained the total monthly assessment for 2026 will be \$232, increased \$4 from the 2025 assessment of \$228. Mr. Bissonett moved to Approve the 2026 Assessment. Seconded by Ms. Ford. All in favor.

Approve Increase to Resale Disclosure Fee

The Board members discussed the proposed increase to the resale disclosure fee. The new amount to be \$288.00. Ms. Ford moved to Approve the 2026 Disclosure Fee. Seconded by Mr. Fishman. All in favor.

Approve Renewal of Employee Insurance – Aetna

Ms. Stacy discussed the renewal of Aetna Insurance. Ms. Ford moved to Approve the Renewal of Employee Insurance with Aetna. Seconded by Ms. Brown. All in favor.

Approve Renewal of Employee Insurance – Guardian

Ms. Stacy discussed the renewal of Guardian Insurance. Ms. Ford moved to Approve the Renewal of Employee Insurance with Guardian. Seconded by Mr. Bissonett. All in favor.

Approve Purchase of Ford Ranger Truck

Ms. Stacy discussed the request to purchase a new Ford Ranger truck. This purchase would replace the 2013 Tacoma. Purchase amount not to exceed \$36,000. Ms. Ford moved to Approve Purchase of Ford Ranger Truck. Seconded by Mr. Bissonett. All in favor.

COMMITTEE CHAIR REPORTS/ MINUTES

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.

OPEN DISCUSSION/NEW BUSINESS

Ms. Ford wanted to address the question of having an Audit committee. She stated it is not necessary since SCA has safeguards in place and SCA's financial records are audited yearly by an outside auditing company.

Mr. Bissonett asked Ms. Stacy about changing the Bylaws. Ms. Stacy is working on a draft that will need to be reviewed by the Board and legal counsel.

ADJOURNMENT

Mr. Bissonett moved the Board adjourn the meeting at 6:10 p.m. Seconded by Mr. Fishman. The motion passed unanimously.