

**STONEGATE COMMUNITY ASSOCIATION  
11551 E MOUNTAIN VIEW ROAD, SCOTTSDALE, ARIZONA  
BOARD OF DIRECTORS MEETING  
November 21, 2019**

**APPROVED MINUTES**

**Present:** Craig Zirbel, Vice President  
Nancy Ford, Treasurer  
Lori Condon, Secretary  
Jim Bissonett, Director  
Gene Evans, Director

**Staff:** Larry Paprocki, Executive Director  
Lora Stacy, Assistant Executive Director/Accountant  
Catherine Bryson, Communications Coordinator

**Absent:** David Allen, President

**CALL TO ORDER**

Vice President Zirbel called the meeting of the Stonegate Community Association Board of Directors to order at 5:00 p.m., noting the presence of a quorum.

**MINUTES**

**October 24, 2019, Board Meeting**

Ms. Ford moved the Board approve the October 24, 2019, Board of Directors meeting minutes as presented. Seconded by Mr. Bissonett. The motion passed unanimously.

**October 24, 2019, Executive Session Board Meeting**

Mr. Bissonett moved the Board approve the October 24, 2019, Executive Session Board of Directors meeting minutes as presented. Seconded by Ms. Ford. The motion passed unanimously.

**TREASURER'S REPORT**

Ms. Ford reviewed the Association financial statements, as prepared by Association staff, for the period ending October 31, 2019. She advised that she has reviewed the bank statements and they are in order. She responded to questions and comments from the Board members regarding the financials.

Ms. Ford stated the balance sheet is in a very positive position.

Wages for maintenance crew and landscaping are in the positive. Jeff Begnoche, Landscaper Supervisor, is doing an excellent job.

Property transfer fees are under for the month of October by \$5,000. Total collected for year is \$109,000.

Total number of home sales this year is 58 with 6 pending.

Per Ms. Stacy, the final payment of \$12,285 was made for the roadway work. The payment for the Mule was also made.

Mr. Evans moved the Board accept the Treasurer's report. Seconded by Mr. Evans. The motion passed unanimously.

### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Paprocki reported on the tennis courts. The courts were poured one week ago. Clean up of the area has taken place and the dumpster will be removed tomorrow. Going forward, any debris will be removed daily.

Mr. Paprocki discussed Luc Ducrocq's Board Member seat. Mr. Ducrocq moved out of the community and is no longer eligible to be on the Board. Mr. Ducrocq has not submitted a letter of resignation. Mr. Ducrocq's seat will be filled at the next election as the Board decided not to appoint a replacement.

Mr. Paprocki updated the Board regarding the vandalism that took place in Timarron. Mr. Evans stated the residents believe it is a safety issue and think Stonegate should address the court system. Mr. Paprocki stated Stonegate does not have authority in the court system. The city court pleaded the charge down to a misdemeanor. Mr. Paprocki stated the offender no longer lives in Stonegate.

Mr. Paprocki discussed the remodel of the community center. The committee is looking at various paint colors for the lobby and social room. The community center will close between Christmas and New Years so the painting can be done.

Mr. Paprocki discussed the Flynn property owned by Kevin Flynn. They are requesting a conditional use permit as a working ranch. They are developing the site for dressage horses. The wash from their property to Stonegate homes is approximately 35' to 40'.

Mr. Paprocki stated the ranch is very clean. Buildings will be low profile with 6' walls with landscaping between wall and equestrian trail. Boarding will be done at the facility as well as training.

Mr. Paprocki updated the Board regarding the CAI Law Seminar. The seminar will be held in Las Vegas from January 15 through January 17. He will be attending with Ms. Stacy.

Mr. Paprocki explained the dispute between two homeowners and a 20 ft. plus tall saguaro cactus, which weighs more than 3 tons. New arguments keep arising.

Mr. Paprocki informed the Board that a resident thought it would be fun to have a decorated holiday house contest. Stonegate could offer a \$100 gift card to the winner. Mr. Bissonett feels residents could get too competitive. Ms. Ford felt it was too late in the season to implement this contest, since there is not enough time to prepare.

## **BOARD ACTIONS**

### **Approve Health Insurance Renewal for 2020**

Mr. Paprocki and the Finance Committee request approval for the renewal of the Health Insurance. This is a 4 % increase over last year's premiums.

Mr. Zirbel moved the Board approve the renewal of the Health Insurance for 2020. Seconded by Mr. Bissonett. The motion passed unanimously.

### **Acknowledge Board Member, Luc Ducrocq's Sale of Property, Renders Him Ineligible to Continue on Board**

Mr. Paprocki requests acknowledgement that Mr. Ducrocq is no longer eligible to be on the Board of Directors. The Board acknowledged one seat on the Board is open and will be filled at the next Election.

## **COMMITTEE REPORTS**

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

Mr. Evans moved the Board approve the committee reports. Seconded by Ms. Condon. The motion passed unanimously.

## **NEW BUSINESS**

Mr. Paprocki discussed setting an Executive Session meeting for November 30<sup>th</sup> to discuss personnel matters. The Board will check their calendars and notify Mr. Paprocki regarding availability.

The next Board meeting is scheduled for January 23rd, 2020.

## **ADJOURNMENT**

Mr. Zirbel moved the Board adjourn the meeting at approximately 5:50 p.m. Seconded by Ms. Condon. The motion passed unanimously.