

# **Stonegate Community Association**

## **2022 Homeowners' Annual Meeting**

### **And 2021 Annual Report**



**Annual Meeting**  
**Thursday, March 24, 2022 at 6:00 PM**  
**Stonegate Community Center**

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## **AGENDA**

- **Welcome and Introduction**
- **Approval of 2021 Annual Meeting Minutes**
- **President's Report**
- **Treasurer's Report**
- **Special Recognition**
- **Introduction of 2022 Board Candidates**
- **Recognition of Nomination & Election Committee**
- **Adjournment**

# President's Report

## By Craig Zirbel

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Dear Stonegate Residents:

My time as your Board President has come to an end. Our Board's most significant accomplishment this year was to find a replacement for Stonegate's retiring Executive Director Larry Paprocki. Ultimately, we did not have to look too far since our new Director was Lora Stacy, Stonegate's accountant and assistant director. Larry Paprocki mentored Lora for this position, and she had already successfully managed the position during the time that Larry was recovering from a health issue.

At the outset, I would like to thank Larry for his continued vision for our community by selflessly looking beyond his tenure to train our new Executive Director. I would also like to thank those volunteers on our Executive Search Team who culled through all the candidates to recommend the best person to lead Stonegate into the future. Further, I wish good luck and great success to Lora Stacy.

As to all other matters, this year's Annual Report provides a summary of our efforts undertaken this past year, together with audit results and Stonegate's approved operating budget for this year. Please review this at your leisure and come to the next Board meeting with any questions or comments.

To end, I want to thank all homeowners who choose to become involved by participating in the functions of our Association, either by attendance at meetings, notes or emails voicing concerns, becoming committee members, or choosing to become Board members. Your involvement keeps Stonegate on "its toes" and makes us a better community.

Finally, I wish to also thank all our Stonegate employees. Your efforts have continued to make Stonegate a premier community for over 30 years.



# Executive Director's Report

## By Lora Stacy

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2021 was a big year for Stonegate Community Association! Larry Paprocki, Stonegate's Executive Director of 27 years retired. I am excited to be the new Executive Director, after almost 7 years as Stonegate's Accountant.

In 2021, the Board of Directors and Committee's accomplishments were record setting. New mailboxes were installed in every sub-division. The administrative team did a fantastic job distributing new mailbox keys to 916 homes! The Tradewinds subdivision roads were reconstructed. The Vintage, Reserve, and Windemere roads all received scheduled maintenance that prolonged the useful life. The bathhouses and ramadas were renovated. The view fence painting and repair project was also completed in 2021. This project is completed every 5 years. The maintenance team did a fantastic job communicating between the repair crew and the painting crews. The timing of this project took over 4 months between all of the locations. SCA also had a record setting year with property transfers. Property transfer income goes into the reserve fund and helps to pay for roadway maintenance and other reserve projects.

My team and I are looking forward to the upcoming year and assisting the Board of Directors, Committees, and residents in continuing to make Stonegate a premier residential community.





## **2021 Board of Directors**

*Top row, Left to right:*

**Craig Zirbel, President**  
**Rob Fishman, Vice President**  
**Tom Schaefer, Treasurer**  
**Lori Condon, Secretary**

*2nd row, Left to right:*

**Gene Evans, Director**  
**Eli Gruber, Director**  
**Jamie Snedaker, Director**





## 2021 Accomplishments

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- **Landscape Enhancements**
- **Roadway Work**
- **New Mailboxes**
- **Remodel of Recreational Bathrooms**
- **Remodel of Recreational Ramadas**
- **View Fences**

## 2021 Community Activities

- **Holiday Party**
- **Book Club and Movie Group**
- **Hospice of the Valley Holiday Toy Drive**
- **Fall Fest**



## **Architectural Committee:**

Craig Zirbel, Chair and Board President, Marion Cohen, Alexandra Cotton, Carol Dolohanty, Arnie Siegel and Karen Weston. This committee is charged with maintaining Stonegate's aesthetic values.

## **Physical Property Committee:**

Rob Fishman, Chair and Board Vice-President, Eli Gruber, Board Director, Charles Burtner, Carolyn Norris and John Osgood. This committee assists in ensuring Stonegate's physical property and landscape areas are maintained. Members research technical aspects, review proposals and work with consultants if needed.

## **Finance Committee:**

Tom Schaefer, Chair and Board Treasurer, Eli Gruber, Board Director, Jamie Snedaker, Board Director, Patrick Dolohanty, Nancy Ford and Myron Picoult who work in conjunction with Executive Director, Lora Stacy and Stonegate Bookkeeper, Annette Ringer. This committee reviews and studies Stonegate's financial workings, investments, assessments and other matters relating to the financial stability of the Association.

## **Nomination and Election Committee:**

Derek Fromm, Chair, Carole Dolohanty, Carolyn Norris, and Monica Weller. This committee oversees the Stonegate Board election process and matters requiring a community vote.

## **Recreation Committee:**

Sherre Phillips, Chair, Gene Evans, Board Director, Holly Barone, Janny Chan, Jodi Geiger, Ellen Mandinach and Ann Milke. This Committee oversees activities of the tennis courts, pickleball courts, recreational areas and community center activities.

## **Social Committee:**

Rob Fishman, Chair and Board Vice-President, Danielle Johnson, MJ Prince, Sarah Snedaker, Kimberly Tomlinson, and Kelly Young. This Committee assists in developing an annual social and activity plan for Stonegate and presents annual plan and proposed budget to the Board for consideration and approval.

## Retiring Board Recognition

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Retiring from the Stonegate Board of Directors is Craig Zirbel, our current Board President, Tom Schaefer, our current Board Treasurer, and Lori Condon, our current Board Secretary. The Stonegate Community Association wishes to thank them for their dedication and service to the community and wishes Craig, Tom and Lori well in their future endeavors.



**Craig Zirbel**



**Tom Schaefer**



**Lori Condon**

## Retiring Executive Director



**Larry Paprocki**

Retiring as the Executive Director of Stonegate after 27 years, Larry Paprocki has guided Stonegate to where it is today – a premiere community of Scottsdale. The Stonegate Board of Directors and Stonegate Community thank him for his vision and wish him well in his future endeavors.

# Auditor's Opinion Letter

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Butler & Hansen, PC. Certified Public Accountants.  
Gregg M. Butler, C.P.A., P.F.S.

To the Board of Directors/Stonegate Community Association, Scottsdale, Arizona

We have audited the accompanying financial statements of Stonegate Community Association, Inc. (an Arizona Corporation), which comprise the balance sheet as of December 31, 2021 and the related statements of revenues, expenses and comprehensive income (loss), fund balances, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Stonegate Community Association, Inc. as of December 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Butler & Hansen, C.P.A.

## 2021 Balance Sheet

ASSETS	Operating Fund	Capital	Reserve	12/31/21	12/31/20
Cash	\$135,494	-	\$533,153	\$668,647	\$910,459
Receivables	25,162	-	17,824	42,986	20,523
Long Term Investments	74,177	133,088	363,971	571,236	460,388
Prepaid Expenses / Deposits	3,283	-	101,628	104,911	4,686
Interfund Balances	38,177	-	(38,177)	-	-
PROPERTY AND EQUIPMENT*	-	524,115	-	524,115	500,811
Less accumulated depreciation & amortization	-	(403,469)	-	(403,469)	(364,085)
<b>TOTAL ASSETS</b>	<b>\$276,233</b>	<b>\$253,734</b>	<b>\$978,459</b>	<b>\$1,508,426</b>	<b>\$1,532,782</b>
<b>LIABILITIES AND FUND BALANCES</b>					
Accounts Payable	\$51,242	-	-	\$51,242	\$27,627
Builder Bonds Payable	5,300	-	-	5,300	2,000
Accrued Expenses	64,773	-	20,144	88,267	48,784
Deferred Revenue	55,499	-	-	55,499	51,999
Resale holdbacks	3,350	-	-	3,350	3,350
<b>TOTAL LIABILITIES</b>	<b>180,164</b>	<b>-</b>	<b>20,144</b>	<b>200,308</b>	<b>133,760</b>
<b>FUND BALANCES (DEFICIT)</b>	<b>90,069</b>	<b>253,734</b>	<b>958,315</b>	<b>1,308,118</b>	<b>1,399,022</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$276,233</b>	<b>\$253,734</b>	<b>\$978,459</b>	<b>\$1,508,426</b>	<b>\$1,532,782</b>



## 2021-2022 Comparison

	2021 Budget	2021 Actual Audit	2022 Budget
<b>OPERATING FUND</b>			
<b>Income</b>			
Member Assessments	1,868,640	1,868,640	1,912,608
Interest	200	140	200
Other	46,180	55,682	113,380
<b>Total Income</b>	<b><u>\$1,915,020</u></b>	<b><u>\$1,924,462</u></b>	<b><u>\$2,026,188</u></b>
<b>Expenses</b>			
Payroll (including taxes & benefits)	1,035,724	1,027,415	1,053,893
Landscape Maintenance	274,600	342,152	317,100
Recreational/Community Center/Social	136,010	131,729	140,710
Infrastructure	320,152	321,505	364,652
Administration	76,085	63,985	73,835
Communication and Social Activity	15,460	18,895	23,940
Office	52,800	44,918	48,200
<b>Total Expenses</b>	<b><u>\$1,910,831</u></b>	<b><u>\$1,950,600</u></b>	<b><u>\$2,022,330</u></b>
<b>Income Taxes</b>			
<b>Excess (Deficit)</b>	<b><u>\$4,189</u></b>	<b><u>(\$26,138)</u></b>	<b><u>\$3,858</u></b>
<b>CAPITAL FUND</b>			
<b>Income</b>			
Other/Interest Income		4,987	
Gain/loss on disposal of fixed assets		(39,384)	
<b>Total Income</b>		<b><u>(\$34,397)</u></b>	
<b>Expenses</b>			
Project Expenses			
<b>Total Expenses</b>			
<b>Other Comprehensive income</b>		8,974	
<b>Net Excess (Deficit)</b>		<b><u>(\$25,423)</u></b>	
<b>RESERVE FUND</b>			
<b>Income</b>			
Member Assessments	329,760	329,760	318,768
Property Transfers	180,000	329,974	180,000
Crown Castle	22,030	21,389	22,692
Interest & Other	5,889	109,811	5889
<b>Total Income</b>	<b><u>\$537,679</u></b>	<b><u>\$ 790,934</u></b>	<b><u>\$527,349</u></b>
<b>Expenses</b>			
Major Repairs & Replacements	584,386	547,948	525,215
Roadway Expense	393,000	295,916	420,800
<b>Total Expenses</b>	<b><u>\$982,094</u></b>	<b><u>\$843,865</u></b>	<b><u>946,015</u></b>
<b>Other Comprehensive income</b>		13,588	
<b>Net Excess (Deficit)</b>	<b><u>(\$444,415)</u></b>	<b><u>(\$39,343)</u></b>	<b><u>(\$418,666)</u></b>

Comments:

**2021 YE Reserve Balance \$958,306.**



**Lora Stacy**

*Executive Director*

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**Jeff Begnoche**

*Landscape & Maintenance*

*Superintendent*

*jeffb@stonegate-scottsdale.com*

**Cris Rubio**

*Building & Pool Maintenance*



**Office hours:** Monday through Friday  
8:30 a.m. to 4:30 p.m.

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