

# **Stonegate Community Association 2026 Homeowners' Annual Meeting And 2025 Annual Report**



**Annual Meeting  
Thursday, April 23, 2026, at 6:00pm**

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## **AGENDA**

- Welcome and Introduction**
- Approval of 2025 Annual Meeting Minutes**
- President's Report**
- Treasurer's Report**
- Retiring Board Recognition**
- Introduction of 2026 Board Candidates**
- Recognition of Nomination & Election Committee**
- Adjournment**

# President's Report

## By David Allen

Dear Stonegate Residents:

It has been an honor to serve as your Board President for the last four years. I have been fortunate to work alongside an exceptional and dedicated group of Board members, whose leadership and commitment to the community are deeply appreciated. I would like to formally recognize Vice President - Rob Fishman; Treasurer and Finance Committee Chair - Pat Dolohanty; Secretary - Nancy Ford; Director and Architectural Committee Chair - Quint Easter; Director - Jim Bissonett; and Director - Laura Brown. I extend my sincere gratitude for their time, diligence, and thoughtful service on the Board and the various Committees on which they serve.

I would also like to acknowledge and thank the many Stonegate Committee members who generously volunteer their time and expertise in support of our community. The strength of Stonegate is rooted in the dedication and engagement of its volunteers. In addition, I wish to express my sincere appreciation to Stonegate's Executive Director Lora Stacy and all of Stonegate's dedicated employees for their professionalism, hard work, and continued commitment that make Stonegate such a great place to live. Your contributions are valued and do not go unnoticed.

For your review, this year's Annual Report provides a comprehensive summary of the 2025 Community Association accomplishments, the independent audit results, and the approved 2026 operating and reserve budgets.



# Executive Director's Report

## By Lora Stacy

The Stonegate Community experienced another exceptional year in 2025. The Board of Directors and Committees worked collaboratively with the SCA team to review, approve, and implement several Reserve Projects, ensuring that our community remains a well-maintained and highly desirable place to live.

In 2025, Stonegate completed an additional phase of landscape lighting upgrades along Stonegate Circle. The newly installed LED lighting enhances the aesthetic appeal of the area while improving energy efficiency and providing long-term reliability. The Baseline irrigation system was also installed along Stonegate Circle. This system offers proactive leak detection and enables the maintenance team to monitor and adjust irrigation schedules remotely, promoting responsible water management.

The pickleball courts and pool deck were resurfaced, enhancing both the appearance and functionality of these amenities for residents. Additionally, roadway maintenance was performed to preserve the integrity and extend the lifespan of our streets.

SCA experienced another strong year of property transfer income. These funds are allocated directly to the reserve fund and are instrumental in supporting roadway maintenance and other long-term capital improvement projects.

Thank you to the Board of Directors, Committees, SCA team and all volunteers for their continued dedication, professionalism, and commitment to the Stonegate Community Association.





## **2025 Board of Directors**

*Top row, Left to right:*

**David Allen, President**  
**Rob Fishman, Vice President**  
**Pat Dolohanty, Treasurer**  
**Nancy Ford, Secretary**

*2nd row, Left to right:*

**Jim Bissonett, Director**  
**Laura Brown Director**  
**Quint Easter, Director**



# 2025 Accomplishments

- **Landscape Enhancements**
- **Roadway Work**
- **Irrigation Replacements**
- **Landscape Lighting**
- **Sidewalk Replacements/Repairs**
- **Pickleball Courts Resurface**
- **Pool Deck Resurface**

# 2025 Community Activities

- **Holiday Open House**
- **Family Promise Drive**
- **Children's Holiday Open House**
- **Hospice of the Valley Holiday Toy Drive**
- **Book Club, Movie Group, Ladies Group**
- **Hiking Club**
- **Rummikub Group**
- **Stonegate Speaker Series**
- **Spring Fling**



# Stonegate Committees

## **Architectural Committee:**

Quint Easter - Chair and Board Director, Laura Brown - Board Director, Alexandra Cotton, Carole Dolohanty, Peggy Gilbert, Barry Spector, and Karen Weston who work in conjunction with Executive Director, Lora Stacy and Stonegate Communications Coordinator, Catherine Bryson. This committee is charged with maintaining Stonegate's aesthetic values.

## **Physical Property Committee:**

Rob Fishman - Chair and Board Vice President, Tom Baas, Charles Burtner, Jodi Geiger, John Osgood, and Robert Schneiderman who work in conjunction with Executive Director, Lora Stacy, and Executive Assistant, Stephanie Stuhr. 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:**

Pat Dolohanty - Chair and Board Treasurer, Nancy Ford - Board Secretary, Eli Gruber, Arnie Hoffman, Myron Picoult, Tom Schaefer and Jamie Snedaker 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:**

Christy Mooney, Chair, Leslie Baas, Arthur Bryton, Susan Connors, Peggy Gilbert, Barry Spector and James Woods. This committee oversees the Stonegate Board election process and matters requiring a community vote.

## **Social/Recreational Committee:**

Ellen Mandinach, Chair, Rob Fishman - Board Vice President, Holly Barone, Gene Evans, Nancy Osborne, and Nicole Pilié, who work in conjunction with Executive Director, Lora Stacy. 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. They also oversee activities of the tennis courts, pickleball courts, recreational areas, and community center activities.

# Retiring Board Recognition

**Retiring from the Stonegate Board of Directors is President David Allen, Treasurer Pat Dolohanty, Secretary Nancy Ford and Director Jim Bissonett. The Stonegate Community Association wishes to thank them for their dedication and service to the community and wishes them well in their future endeavors.**



# 2025 Audit

\*Below is an excerpt of the 2025 Independent Auditors Report and financial statements. For a complete report please contact the SCA office.

To the Board of Directors of:  
Stonegate Community Association

We have audited the accompanying financial statements of Stonegate Community Association (an Arizona Corporation), which comprise the balance sheet as of December 31, 2025, and the related statements of revenues and expenses and changes in 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, 2025, 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, PLC

## 2025 Balance Sheet

ASSETS	Operating Fund	Capital	Reserve	12/31/25	12/31/24
Cash	\$240,794	-	\$514,204	\$754,998	\$750,308
Receivables	34,267	-	10,820	45,087	21,300
Long Term Investments	-	-	649,210	649,210	596,155
Prepaid Expenses / Deposits	41,843	-	-	41,843	38,664
Interfund Balances	(75,528)	-	75,528	-	-
PROPERTY AND EQUIPMENT*	-	884,844	-	884,844	802,043
Less accumulated depreciation &	-	(615,561)	-	(615,561)	(544,636)
<b>TOTAL ASSETS</b>	<b>\$241,376</b>	<b>\$269,283</b>	<b>\$1,249,762</b>	<b>\$1,760,421</b>	<b>\$1,663,834</b>
<b>LIABILITIES AND FUND BALANCES</b>					
Accounts Payable	\$50,244	-	-	\$50,244	\$37,004
Builder Bonds Payable	4,000	-	-	4,000	5,000
Accrued Expenses	37,902	-	18,519	56,421	38,306
Deferred Revenue	60,803	-	-	60,803	60,463
Income Taxes Payable	2,200	-	-	2,200	2,472
<b>TOTAL LIABILITIES</b>	<b>155,149</b>	<b>-</b>	<b>18,519</b>	<b>173,668</b>	<b>143,245</b>
<b>FUND BALANCES (DEFICIT)</b>	<b>86,227</b>	<b>269,283</b>	<b>1,231,243</b>	<b>1,586,753</b>	<b>1,520,589</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$241,376</b>	<b>\$269,283</b>	<b>\$1,249,762</b>	<b>\$1,760,421</b>	<b>\$1,663,834</b>

OPERATING FUND		2025 Budget	2025 Actual Audit	2026 Budget
<b>Income</b>				
	Member Assessments	2,242,368	2,242,368	2,275,344
	Interest	200	171	200
	Other	69,650	60,273	75,545
	<b>Total Income</b>	<u>\$2,312,218</u>	<u>\$2,302,812</u>	<u>\$2,351,089</u>
<b>Expenses</b>				
	Payroll (including taxes & benefits)	1,309,296	1,265,891	1,330,145
	Landscape Maintenance Recreational/ Community Center/Social	283,700	284,606	277,579
	Infrastructure	173,750	157,609	169,600
	Administration	391,202	402,232	415,659
	Communication and Social Activity	81,645	84,342	84,845
	Office	21,940	25,597	22,080
		49,750	50,707	49,250
	<b>Total Expenses</b>	<u>\$2,311,283</u>	<u>\$2,270,984</u>	<u>\$2,349,158</u>
	<b>Income Taxes</b>	-	5,162	-
	<b>Excess (Deficit)</b>	<b>\$935</b>	<b>\$26,666</b>	<b>\$1,931</b>
<b>CAPITAL FUND</b>				
<b>Income</b>				
	Other/Interest Income	-	-	-
	Gain/loss on disposal of fixed assets	-	-	-
	<b>Total Income</b>	-	-	-
<b>Expenses</b>				
	Project Expenses	-	70,925	-
	<b>Total Expenses</b>	-	<b>70,925</b>	-
	<b>Interfund Transfer</b>	-	-	-
	<b>Net Excess (Deficit)</b>	-	<b>(\$70,925)</b>	-
<b>RESERVE FUND</b>				
<b>Income</b>				
	Member Assessments	263,808	263,808	274,800
	Property Transfers	180,000	347,585	220,000
	Crown Castle	24,074	24,796	24,796
	Interest & Other	-	38,568	-
	Unrealized Gain/Loss	-	54,720	-
	<b>Total Income</b>	<u>\$467,882</u>	<u>\$729,477</u>	<u>\$519,596</u>
<b>Expenses</b>				
	Major Repairs & Replacements	916,158	525,933	1,366,539
	Roadway Expense	124,600	93,121	335,100
	<b>Total Expenses</b>	<u>\$1,040,758</u>	<u>\$619,054</u>	<u>\$1,701,639</u>
	<b>Interfund Transfer<sup>22</sup></b>	-	-	-
	<b>Net Excess (Deficit)</b>	<b>(\$572,876)</b>	<b>\$110,423</b>	<b>(\$1,182,043)</b>

Comments:

**2025 YE Reserve Balance \$1,231,243**

# Community Association Staff



**Lora Stacy**

*Executive Director*

[lora@stonegate-scottsdale.com](mailto:lora@stonegate-scottsdale.com)

**Stephanie Stuhr**

*Executive Assistant*

[stephanie@stonegate-scottsdale.com](mailto:stephanie@stonegate-scottsdale.com)

**Catherine Bryson**

*Communications Coordinator*

[catherine@stonegate-scottsdale.com](mailto:catherine@stonegate-scottsdale.com)

**Kathy Thompson**

*Receptionist*

[kathy@stonegate-scottsdale.com](mailto:kathy@stonegate-scottsdale.com)

**Jeff Begnoche**

*Landscape & Maintenance*

*Superintendent*

[jeffb@stonegate-scottsdale.com](mailto:jeffb@stonegate-scottsdale.com)

**Cris Rubio**

*Building & Pool Maintenance*

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