



**Board of Directors Election
2026 Candidates
(listed in alphabetical order by last name)**

- **Kiera Allen**
- **Lori Condon**
- **Pat Dolohanty**
- **Skip Robert Gosselin**
- **Eli Gruber**
- **Debbie Nagle**
- **Albert Winemiller**

All Board candidates were provided with the following voluntary candidate profile questions to offer a standardized format for residents to read and draw contrasts.

1. In 150 words or less, here is why I want to serve as a member of the Board of Directors:

2. I have lived in Stonegate since:

3. My current (and/or past) occupations and the company/organization:

4. These are past and current Stonegate committees and boards that I have served on:

5. I affirm that I have thoroughly read the Bylaws, Amended and Restarted CCRs and have reviewed other general documents posted on our HOA website.

Yes___ No___

6. HOA instruction or classes that I have taken:

7. Here is additional information that you should know about me:



Kiera Allen

#1 Why I want to serve as a member of the Board of Directors:

I've lived in Stonegate for more than 25 years and truly love this community. I'm a wife, mom to five grown kids, and you've probably seen me walking our little beige Poochon, Bella, around the neighborhood.

Over the years, I've served as Treasurer on school boards and for Fountain Hills Theater, and I currently work as the CFO for notMYkid, a Scottsdale nonprofit. In these roles, I've had to work through complicated issues and make thoughtful decisions that consider both the organization and the people impacted by them. I believe how decisions are made matters just as much as the final outcome—especially listening and treating everyone with respect.

We've all seen how passionate residents are about Stonegate. That passion shows how much we care. While we may not always agree, I promise to listen, stay respectful, and make decisions based on what's best for our whole community.

#2 I have lived in Stonegate since:

I have been a resident in the Retreat since May 2000

#3 My current and past occupations and the company/organization:

7/2018 – present CFO notMYkid, a local non-profit in Scottsdale specializing in prevention, early intervention and outpatient therapy for youth and young adults.

Approx. 2011 – 2018 Manager of Finance and Operations for Fountain Hills Theater

#4 Past and current Stonegate committees and boards that I have served on:

2018 - 2021 Board of Directors of Fountain Hills Theater

2005 – 2018 Local school PTO Boards as Treasurer and Site Council

1997 – 2000 Westridge Board of Directors, Calabasas California

#5 I affirm I have read the Bylaws, Amended and Restarted CCRs and have reviewed other general documents posted on our HOA website.

Yes

#6 HOA instruction or classes that I have taken:

None

#7 Additional information that you should know about me:

I have a good sense of humor. I would like to start an annual "The Dogs of Stonegate" parade or show. We all see the dogs walking around the neighborhood and I believe it would be a fun activity for the community to participate in, whether as a dogowner or just as a spectator.



Lori Condon

I have been a proud resident of Stonegate for 26 years and have had the privilege of witnessing our community grow, evolve, and become even more beautiful over time.

My two daughters, Colby and Kaley, both married, were raised in Stonegate. I am also the proud grandmother of a beautiful one-month-old grandson, Walker.

Throughout the years, I have had the honor of serving our community as a member of the Stonegate Board of Directors. Stonegate is a premier community in Scottsdale, and I have great confidence in its continued success and future growth.

I am a strong advocate for fiscal responsibility and full transparency in all Board matters. My long-standing residency and prior Board experience provide me with valuable insight into the needs and priorities of our community. I take residents' ideas, questions, and concerns seriously and believe that when we work together, we achieve the best solutions. Every resident deserves to be heard, respected, and represented.

I respectfully ask for your support and your vote.



Pat Dolohanty

1. In 150 words or less, here is why I want to serve as a member of the Board of Directors:

I am seeking to continue serving on the Board of Directors because I care deeply about our community and the responsibility we share in preserving and strengthening it. As a current board member and Chair of the Finance Committee, I have been actively involved in overseeing our financial health and long-term planning. With my background as a CPA and financial executive, I bring experience in budgeting, forecasting, risk management, and transparent reporting.

My focus is to be a good steward of our shared resources - ensuring that decisions are thoughtful, fiscally responsible, and aligned with our community's long-term interests. I believe in communicating openly, encouraging constructive dialogue, and planning ahead so we can address challenges proactively rather than reactively. By maintaining strong financial oversight and clear communication, I am committed to helping ensure our community remains financially sound and a great place to live for years to come.

2. I have lived in Stonegate since:

My wife, Carole, and I have lived in Stonegate for 30 years, since our twins started at Laguna. It's been amazing to watch our community grow, and we're proud to call it home.

3. My current (and/or past) occupations and the company/organization:

Retired CPA; former Financial Executive, Treasurer, and Vice President of Finance at Cable One (formerly a subsidiary of The Washington Post Company).

4. These are past and current Stonegate committees and boards that I have served on:

Stonegate Board of Directors – completing 2-year term
Stonegate Finance Committee – 4 years, Chair for 1 year

5. I affirm that I have thoroughly read the Bylaws, Amended and Restarted CCRs and have reviewed other general documents posted on our HOA website.

Yes No

6. HOA instruction or classes that I have taken:

HOA/Condo Symposium, City of Scottsdale, 2024. Attended a full-day learning session for HOA and condominium board members covering: amending and enforcing CC&Rs, financial obligations, budgeting, fraud prevention, and board roles and responsibilities.

7. Here is additional information that you should know about me:

I bring over 30 years of experience living in Stonegate, a professional background as a CPA and financial executive, and a proven commitment to serving our community. As current board member and Finance Committee Chair, I focus on careful stewardship of our resources, thoughtful planning, and open communication. My goal is to help ensure Stonegate remains financially strong, well-managed, and a welcoming place to live for all residents. I care deeply about our neighborhood and take pride in contributing my experience and energy to its continued success.



Skip Robert Gosselin

Experienced program leader — focused on VALUE, FAIRNESS & TRANSPARENCY

Candidate — Stonegate Community Association Board of Directors

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About me

I've lived in Stonegate for 12+ years and am running for the Board to bring disciplined, results-driven leadership to our community. I'm a certified Project Management Professional (PMP) with 25+ years leading cross-functional teams and delivering complex operational programs at scale. I served 11 years in the U.S. Air Force (KC-135 crew chief, active and reserve), where duty, accountability, and teamwork were core values I still practice today.

Professional strengths I bring to Stonegate

- Program and operational leadership — proven ability to coordinate large, multi-team initiatives, manage budgets, and deliver on schedule.
- Governance & process improvement — experienced in translating rules and policies into clear, executable plans while ensuring transparency and accountability.
- Communication & resident advocacy — skilled at listening, synthesizing feedback, and converting homeowner concerns into pragmatic solutions.
- Risk & compliance mindset — experienced working with regulatory, client, and vendor stakeholders to protect organizational interests and reputation.

Key priorities if elected

- 1. Financial discipline & reserves** — ensure transparent budgeting and prudent reserve planning so maintenance and improvements are predictable and properly funded.
- 2. Fair, consistent rules enforcement** — promote clear, consistently applied policies and a process for residents to appeal or discuss concerns.
- 3. Increased transparency & resident engagement** — improve meeting minutes, public reporting, and opportunities for homeowner input so decisions are understood and trusted.
- 4. Focused improvements that protect home values** — prioritize high-impact maintenance and enhancement projects that preserve neighborhood character and property values.
- 5. Volunteer coordination & succession** — encourage new volunteers and make Board service more accessible so governance reflects more perspectives.

A NOTE TO NEIGHBORS

I'm running to bring practical, accountable leadership to Stonegate. I will listen, insist on fair processes, and work collaboratively to produce measurable improvements that protect our quality of life and home values.

GET INVOLVED / CONTACT ME Questions or ideas? Call or email anytime. I'll hold regular listening sessions and report progress publicly.

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Eli Gruber

Question 1. Why I want to serve on the board.

As a past two-term Board Director I want to return to the Board to continue to look for opportunities to modernize our community while maintaining the quality of life we all enjoy at Stonegate. Stonegate is unique in that we offer our residents a first class amenity-rich community with low assessments that other HOA communities cannot match. All without the need for a management company or special assessments. While the Board continues to receive challenges on our approach, my goal is to keep Stonegate on its current path of success. I don't promise radical change because I believe we are already a benchmark for other communities. And I want to keep it that way.

Question 2. I have lived in Stonegate since 2017.

Question 3. My current and past occupations.

I am currently retired. Most of my work career was an IT Project Manager for Johnson and Johnson's Corporate Headquarters. My responsibilities included the implementation of a global sales data warehouse and analytical reporting across J&J's Pharmaceutical, Consumer, and Medical Device companies worldwide. I also provided direct IT support to the Corporate Treasurer as well as the Global Treasury Support Center in Belgium and drove the completion of IT projects to support their business objectives.

Question 4. My current and past committees and Boards.

I currently serve on the Finance Committee. I previously served two terms as a Board Director. I also chaired the Architecture Committee for three years and served on the Physical Property Committee.

Question 5. I affirm that I have thoroughly read the Bylaws, Amended and Restarted CCRs and have reviewed other general documents posted on our HOA Website.

Yes

Question 6. HOA instructions and classes.

I have attended classes for new board members provided by Scottsdale Neighborhood college as well as numerous zoom sessions run by the Mulcahey law firm that focus on different aspects of HOA management including managing meetings, board elections, reserves, budgets, etc. I also attend regular zoom sessions detailing Arizona legislative updates that affect HOAs. I participate in various round table discussions with board directors from other HOAs to share best practices.

Question 7. Additional information you should know about me

I believe that being a board member means more than just attending the monthly meeting. I take my responsibility seriously with continuing education. I participate in other committees. And I make an effort to be visible to the community at other venues, whether it means inserting hamburgers and hot dogs into their respective buns at the spring fling, putting out flags around Stonegate for Veterans Day, attending the Speaker Series and other events at the community center, and interacting with other residents when possible.



Debbie Nagle

1. I am interested in becoming a board member because I am deeply invested in the success, stability and long-term vision of our community. We are all invested in this community - monetarily and socially. Although I have not previously served as a board member of an HOA, I am an engaged and informed member of our community. I regularly attend the HOA meetings, stay current on ongoing issues, and understand the challenges and priorities facing our association. This has given me an insight into how the board operates and the matters most important to our community. Our community is currently well maintained, aesthetically pleasing and financially sound, with healthy reserve levels. We have achieved and maintained these outcomes through leadership of engaged residents. I am presently retired, am a full time resident and have time to devote to our HOA.
2. I purchased my home in 2008 and moved here full time in 2011.
3. I was an interior designer since 2014 until this past year. From 2003 through 2011, I was a full-time realtor with Keller Williams as well as in the early 1990's for a private broker. I also have a background as a paralegal for 10+ years.
4. None.
5. Yes.
6. None.
7. With 12 years as a realtor and 10 years as a paralegal, I bring a strong understanding of property values, governing documents, contracts, compliance, and risk management- skills that are directly relevant to effective HOA governance. My completion of Howard County Maryland Leadership program strengthened my ability to collaborate, communicate, and lead within diverse community settings. Additionally, my seven years of service on the Howard County Domestic Violence Center board, including two years as a chair, provided me with valuable experience in strategic planning, budgeting, fundraising and consensus-building. I would be a thoughtful, knowledgeable and collaborative asset to the HOA board, dedicated to transparent decision-making and the best interests of our community.



Albert Winemiller

I have been a resident of the Retreat for 13 years. My wife and I love Stonegate.

I am committed to Protecting our wonderful community, Protecting our property values and Maintaining reasonable annual fees without assessments. With over 900 residents, over \$1billion of real estate value and an operating budget exceeding \$2million the fiduciary duty of a HOA Board member is a big responsibility. I have held many fiduciary positions and have always adhered to the Duties of Care, Loyalty, and Confidentiality. I was the Chairman and CEO of a NYSE public company for 12 years.

I am a MBA graduate of the Harvard Business School. I have been a member of 6 HOA associations and am currently involved with 2 HOAs that are transitioning from Developer managed to Resident managed. I appreciate so much the great work that has been done by the Stonegate leaders in the past. If elected I will champion changing the Board term from 2 years to 3 years, establishing a Governance committee and increasing resident transparency and awareness in a measured consistent way with the goals mentioned above. If not elected I will always be available to share my experience and expertise in whatever way would be helpful.

Exciting Years Ahead for Stonegate!!! Best, Bert