

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING**

**June 28, 2016**

Held at the Scottsdale Ranch Community Association Conference Room  
10585 N. 100th Street, Scottsdale, AZ 85258

**Members**

|                 |                 |                |
|-----------------|-----------------|----------------|
| <b>Present:</b> | Matt Metz       | President      |
|                 | Michael Breslin | Vice President |
|                 | Barbara Sarwar  | Secretary      |
|                 | Ray Texeira     | Director       |
|                 | Aarash Daroodi  | Director       |

**Members**

|                |              |           |
|----------------|--------------|-----------|
| <b>Absent:</b> | Mike Nelson  | Treasurer |
|                | Brian Munson | Director  |

**Staff Present:**

|              |                       |
|--------------|-----------------------|
| Kathe Barnes | Executive Director    |
| Sonja Perez  | Homeowner Liaison     |
| Gabby Weiss  | Architectural Liaison |

**Others**

|                 |                      |                              |
|-----------------|----------------------|------------------------------|
| <b>Present:</b> | Harold & Linda Weiss | 9886 E Cinnabar Ave          |
|                 | Laura Fettig         | 9848 E Cinnabar Ave          |
|                 | Jim Caciola          | Verizon Representative       |
|                 | Joe Dawson           | 10080 E Mtnview Lake Dr #204 |

**Call to Order:** Matt Metz called the regular meeting to order at 4:30 p.m. and called the roll of the Directors. A quorum of Directors was present.

**Homeowner's**

**Forum:** No Comments

**Approval of**

**Minutes:** **MOTION:** It was moved and seconded to approve the open session minutes from the May 24, 2016 board meeting as presented and the executive session minutes from the June 23, 2016 executive board meeting. Motion passed.

**Architectural:**

Weiss Appeal – 121-0091

Harold Weiss discussed the impact he felt the approved addition to 121-0091 would have to his property.

**MOTION:** After review and discussion, it was moved and seconded to uphold the Architectural Committee's approval of the addition. Motion passed.

(Harold Weiss, Linda Weiss, Laura Fettig and Gabby Weiss left the meeting.)

**Verizon Cell Site:** Verizon Representative, Jim Caciola, discussed current and previous options for the installation of the cell tower that included the use of SRCA yard space. The board concurred a tower is necessary and stated it is up to Verizon to work with the surrounding neighbors on an acceptable plan.

**MOTION:** After review and discussion, it was moved and seconded that SRCA would lease the maintenance yard space for their cell site equipment with a stipulation on the Executive Director would negotiate the lease rate. Motion passed.

(Jim Caciola and Joe Dawson left the meeting)

**Finance:** May 2016 Financials

**MOTION:** After review and discussion, it was moved and seconded to accept the May 2016 financial reports for file and audit. Motion passed.

Property & Liability Insurance Renewal

**MOTION:** After review and discussion, it was moved and seconded to approve the insurance renewal as presented. (Exhibit "A") Motion passed.

**President's Report:**

Ratification of the Code of Conduct Modifications

**MOTION:** After review and discussion, it was moved and seconded to approve the Code of Conduct as presented with the inclusion of SRCA employees based on review and consent of the Association's HR attorney. (Exhibit "B") Motion passed.

Adoption of Complaint Management Procedure

**MOTION:** After review and discussion, it was moved and seconded to adopt the Policy for Handling Complaints against Board Members, Committee Members, the Executive Director, and Other Association Employees. (Exhibit "C") Motion passed.

Establishing Two Criteria for Board Candidates and Committee Members

**MOTION:** After review and discussion, it was moved and seconded to adopt a policy requiring for all committee members to sign the newly adopted Code of Conduct and for potential Board candidates to submit to a felony background check at Association cost. Motion passed.

**Management  
Operations:**

ElectraCraft Boat Purchase

Kathe Barnes presented information and cost from ElectraCraft for an electric powered boat. The purchase price for the boat was quoted at \$40K and is allocated in the Reserve budget.

**MOTION:** After review and discussion, it was moved and seconded to

approve the purchase of the ElectraCraft 180cs 2016 model not to exceed \$40,000.00. Motion passed. Ray Texeira opposed.

Potential Fines

The Board reviewed two owner compliance issues.

• **121-0048**

**MOTION:** It was moved and seconded to fine the owner \$100.00 for the trash cans and \$100.00 for the cable wires. Motion passed.

• **131-0044**

**MOTION:** It was moved and seconded to provide the owner 30 days to make repairs to the wall and fascia and to either sod or xeriscape the grass area. If repairs are not complete within the 30 days, a fine of \$100.00 will be retroactively assessed to the account. Motion passed.

**Committee**

**Reports:**

Upcoming meeting and event schedules were discussed for the various committees.

**New Business:**

No new business

**Adjournment:**

**MOTION:** It was moved and seconded to adjourn the regular meeting at 6:06 p.m. Motion passed.