

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

**February 28, 2017**

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
	Mike Nelson	Treasurer
	Barbara Sarwar	Secretary
	Brian Munson	Director
	Ray Texeira	Director
	Aarash Daroodi	Director

**Members**

**Absent:** None

<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison
	Gabby Weiss	Architectural Liaison

<b>Others Present:</b>	Lynn Krupnik	Attorney
	Suzette Janoff	9776 E. Turquoise Ave.
	Chad Ahiendt	9776 E. Turquoise Ave.
	Rick Schreiber	Architect
	John Buric	Attorney
	Elena Sibley & Ed Ropee	9765 E. Ironwood Dr.
	Bill & Betty Ross	9766 E. Turquoise Ave.
	Parish Wood	10553 E. Carol Ave.
	Danielle Johnson	9715 E. Ironwood Dr.
	Jacque Texeria	10915 E. Palomino Rd.
	Debbie O'Brien	9786 E. Turquoise Ave.

**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:** None

**Approval of Minutes:** **MOTION:** It was moved and seconded to approve the open session minutes from the January 24, 2017 board meeting as presented. Motion passed.

**President's Report:** None

**Action Items:** Architectural Appeal of Addition to 9776 E. Turquoise Ave.  
Background information was provided to the Board regarding the history of the proposed house addition. Appellants and applicant provided information to the board.

Matt Metz, recessed the open session meeting at 5:36 pm and opened an executive session meeting of the Board to discuss matters with legal counsel.

Executive session was adjourned at 5:52 pm.

The open session meeting was reconvened at 5:54 pm.

**MOTION:** It was moved and seconded to uphold the Architectural Committee's decision to approve the addition at 9776 E. Turquoise Ave. Motion passed.

The follow participants left the meeting at 6:00 pm.

Lynn Krupnik	Suzette Janoff
Chad Ahendt	Rick Schreiber
John Buric	Elena Sibley & Ed Ropee
Bill & Betty Ross	Danielle Johnson
Debbie O'Brien	

Revised Lighting Draft

**MOTION:** It was moved and seconded to approve the revised language to the Architectural Guidelines relating to the Edison Lights. See Exhibit "A". Motion passed.

**Committees:**

Community Leadership Group Member Appointment

**MOTION:** It was moved and seconded to approve the nomination of Rickie Currens as a member to the Community Leadership Group. Motion passed.

**Finance:**

2016 Audit Results

**MOTION:** It was moved and seconded to accept the 2016 Audit results with an unqualified opinion as presented by Butler Hansen PC. Motion passed.

Working Capital Fee

The board concurred with the Finance Committee's recommendation to not remove the Working Capital fee at this time unless mandated by law.

January 2017 Financials

**MOTION:** It was moved and seconded to accept the January 2017 financials as presented and file for audit. Motion passed.

**Management  
Operations:**

Compliance Procedure Review

**MOTION:** It was moved and seconded to approve the revised compliance procedure as presented. See Exhibit "B". Motion passed.

CC&R Amendment

Staff provided the proposed amendment language to Article IV, Section 2A, v3 to further clarify what criteria architectural projects will be reviewed by. No action taken at this time.

Scottsdale Ranch Playground Equipment

**MOTION:** It was moved and seconded to rescind the SRCA \$50,000.00 donation to the City for playground enhancements. Motion passed.

Board Meeting Dates

Staff presented future Board meeting dates for November and December 2017. The Board confirmed November 28, 2017 and concurred to omit the December 2017 meeting.

**Committee  
Reports:**

Community Leadership Group - Barbara Sarwar reported on the success of the recently held Water Conservation Lunch & Learn and discussed the planned happy hour on April 4, 2017.

Lake Committee - Brian Munson reported on the huge success of the Fishing Derby and the Lake Fest event. Plans are underway for the production of additional fish condos.

Finance Committee- The committee is currently reviewing the purchase of Cyber Security insurance coverage and will have a recommendation to the Board at their March meeting.

**New Business:**

None

**Adjournment:**

**MOTION:** It was moved and seconded to adjourn the meeting at 6:45 pm. Motion passed.