

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

May 24, 2016

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

Members

Present:	Matt Metz	President
	Michael Breslin	Vice President
	Mike Nelson	Treasurer
	Barbara Sarwar	Secretary
	Ray Texeira	Director
	Aarash Daroodi	Director
	Brian Munson	Director

Members

Absent: None

Staff Present:	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison

Others

Present:	Mark Gullett	10935 E Tierra Dr
	Jeff Jacobs	10050 E Mtnview Lake Dr#41

Call to Order: Matt Metz called the regular meeting to order at 4:32 p.m. and called the roll of the Directors. A quorum of Directors was present.

**Homeowner's
Forum:**

Mark Gullett questioned how Senate Bill 1350 signed into law would affect SRCA. Kathe Barnes explained that it would not, at this time, as homeowner's associations are not included in the law.

**Approval of
Minutes:**


MOTION: It was moved and seconded to approve the open and executive minutes for the April 26, 2016 board meeting with the correction to the absent Board members. Motion passed.

Architectural:

Jacobs Appeal – 201-0041
Jeff Jacobs presented his appeal of the Architectural Committee's disapproval of his installation of a trellis.

MOTION: After review and discussion, it was moved and seconded to uphold the Architectural Committee's denial of the application. Motion passed. Brian Munson and Ray Texeira were opposed.

(Mr. Jacobs left the meeting.)

Appr'd  Date 6/28/16

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President's Report:

CVS Update

Aarash Daroodi discussed the meeting with the attorney and the possibility working on a community public relations campaign. The Board concurred that hiring a public relations firm would be more beneficial than an attorney at this point.

(Mr. Gullett left the meeting.)

Conflict of Interest

The Board discussed a conflict of interest issue regarding Board members sitting on two boards within Scottsdale Ranch. It was determined there was not any conflict.

Board Retreat Draft Agenda

The Board reviewed the draft agenda presented by Brian Munson and Ray Texeira. The Board determined the retreat would be held in the SRCA Community Center on June 5, 2016 at 10 am.

Finance:

April 2016 Financials

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

**Management
Operations:**

Summer Board Schedule

MOTION: It was moved and seconded that the Board would not hold a meeting in July 2016. Motion passed.

Drone Rule Making Legal Review

MOTION: It was moved and seconded to approve the Drone Policy Resolution provided by management. (Exhibit "A") Motion passed.

**Committee
Reports:**

Upcoming meeting schedules were announced for the various committees.

New Business:

The Board requested the addition of the new Verizon cell site on the next agenda. In the meantime, Kathe will gather additional information.

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 6:10 p.m. Motion passed.

Appr'd  Date 4/28/16

EXHIBIT A

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

Drone Resolution and Policy

WHEREAS, the Scottsdale Ranch Community Association ("Association") is governed by the Fourth Amended and Restated Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements (Scottsdale Ranch Community Association) (the "Declaration"), recorded at Recording No. 2016-0334975 in the office of the Maricopa County Recorder;

WHEREAS, Article V, Section 3 and Article XIV, Section 5 of the Declaration empower the Board to adopt rules and regulations on a variety of matters to be known as the Scottsdale Ranch Rules;

WHEREAS, Article IV, Section 2(z) of the Declaration further empowers the Board to restrict and regulate activities that are deemed a nuisance or affect the health, safety, and welfare of Owners and Residents;

WHEREAS, Article IV, Section 2(e) of the Declaration prohibits nuisances on Lots and Parcels; and

WHEREAS, the Board is concerned with the impact on safety and privacy presented by the use of drones in the community, as well as the potential for drones to create a nuisance for residents of the community.


NOW, THEREFORE, the Association hereby adopts this Drone Resolution and Policy and makes it part of the Scottsdale Ranch Rules in order to regulate the use of drones in the community.

1. The use of any Model Aircraft, as that term is defined in the FAA Modernization and Reform Act of 2012, or any small unmanned aircraft system (UAS) that is governed by Federal Aviation Administration (FAA) rules now or hereafter in effect (collectively, "Drones") within the Association shall be governed by this Drone Resolution and Policy.
2. Anyone operating a Drone within the Association is solely responsible for ensuring their own compliance with all local, state, and federal laws, regulations, and rules. The operator of a Drone shall be solely responsible for any injury or damage arising out of the Drone's operation in the community.
3. Any Drone that is operated so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants, as determined in the sole discretion of the Board, shall be deemed to be a nuisance and in violation of the Declaration.
4. Upon the written request of any Member or Resident, the Board shall conclusively determine, in its sole and absolute discretion, whether a particular Drone is being operated so as to be a nuisance. The Member or Resident submitting the request for determination

of whether the Drone is a nuisance shall keep a log and documentation of proof of the nuisance for a minimum of two (2) weeks or such other time period as is prescribed by the Board. The Member or Resident must also provide information to the Association documenting in what Lot or Unit within Scottsdale Ranch the user of the Drone resides. In addition, Members or Residents submitting a request for determination of any of the above shall provide any other documentation required by the Association. Any decision rendered by the Board shall be final and enforceable in the same manner as other restrictions of the Declaration.

5. The Association is not required to take enforcement against all Drones operated in Scottsdale Ranch. However, should the Association bring any legal or administrative action to enforce this Drone Resolution and Policy and/or the Declaration with respect to a Drone, the Member or Resident submitting a complaint would be required to testify and provide documentation relevant to the complaint. The Association does not prejudice or waive its right to enforce this Drone Resolution and Policy and/or the Declaration should the Association not enforce this Drone Resolution and Policy and/or the Declaration as to any particular Drone's operation in Scottsdale Ranch.
6. The Board of Directors shall have the authority to enforce the provisions of this Drone Resolution and Policy in any manner provided by the Association's governing documents and applicable law.

This Drone Resolution and Policy is adopted and is immediately effective this 24th day of MAY, 2016 and shall form part of the Scottsdale Ranch Rules.



President, Scottsdale Ranch Community Association