

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
September 26, 2017**

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

Members

Present:	Michael Breslin	President
	Matt Metz	Vice President
	Mike Nelson	Treasurer
	Barbara Sarwar	Secretary
	Joe Dawson	Director
	Aarash Daroodi	Director

Members Absent: Brian Munson Director

Staff Present:	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison
	Deborah Stone	Architectural Liaison

Others Present:	Michele Wilson	9176 N. 103 rd Place
	Delano & Loida Hebron	9177 N. 103 rd Street
	Mark Bainbridge, Attorney	Hebron attorney
	Lynn Krupnik	SRCA Attorney

Call to Order: Mike Breslin called the regular meeting to order at 4:31 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 August 22, 2017 board meeting as presented. Motion passed.

Action Items:

Shared Wall Dispute:

9177 N.103rd St. / 9176 N. 103rd Pl. – Wall Repair

Attorney Mark Bainbridge spoke on behalf of Mr. and Mrs. Hebron. Ms. Michele Wilson spoke on her own behalf.

The Board requested clarification from Ms. Wilson's contractor regarding two courses of block that pertained to the repair of the north end of the shared wall. Ms. Wilson is to obtain clarification to provide to the Board and opposing counsel by October 6, 2017. That information will then be presented and discussed at the next Board meeting in October.

(Delano & Loida Hebron, Michele Wilson and Mark Bainbridge left the meeting.)

Committees:

Social Committee Member Appointment – Mary Talbot

MOTION: It was moved and seconded to approve the appointment of Mary Talbot to the Social Committee. Motion passed.

Appr'd _____ Date _____

Finance:

August 2017 Financial

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

**Management
Operations:**

Employee Handbook/Benefits

This item was moved for discussion in executive session.

SR Park Donation

MOTION: It was moved and seconded to provide a donation of an additional \$25,000.00 to the originally approved allocation of \$50,000.00. The total donation of \$75,000.00 to the City of Scottsdale is exclusively for new playground equipment at the Scottsdale Ranch Park. Motion passed.

Electronic Voting

MOTION: It was moved and seconded to approve the Election Committee's recommendation to accept the proposal provided by HOA-Now to process and oversee the 2018 annual election via electronic voting. Motion passed.

Potential Fines – Lots 114-0044 & 114-0099

MOTION: It was moved and seconded to provide the owners 14 days to bring the issues into compliance. If that deadline is not met, fines will be assessed to each property every 14 days beginning with \$25.00 fine, increasing to \$50.00 and then to \$100.00 for non-compliance issues per the fine schedule. Motion passed.

Committee

Reports:

Architectural Committee – Matt Metz stated the committee would be reviewing new guideline language for carports and Mercado signage.

Community Leadership Group – Barbara Sarwar stated the committee would be hosting a happy hour for the law update and insurance review. The happy hour is scheduled for October 30th.

Communications Committee – Barbara Sarwar stated the next meeting will be held October 10, 2017.

Open

Discussion:

The board reviewed additional information that was received about the proposed storage facility at 116th/Shea. It was the consensus that SRCA stills stands opposed to the rezoning of this parcel.

Adjournment:

MOTION: It was moved and seconded to adjourn the open session meeting at 5:46 p.m. and move into executive session Motion passed.