

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

**October 25, 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
	Mike Nelson	Treasurer
	Barbara Sarwar	Secretary
	Brian Munson	Director
	Ray Texeira	Director

**Members**

<b>Absent:</b>	Aarash Daroodi	Director
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<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison

**Call to Order:** Matt Metz 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 23, 2016 board meeting as presented. Motion passed.

**President's Report:** Matt Metz discussed CVS plans. He stated there has been some word that CVS is not moving forward with the project. SRCA will conform.

**Architectural:** Synthetic Turf Language

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

SRCA Design Review Proposal

**MOTION:** After review and discussion, it was moved and seconded to approve the design review services of Craig Johnson with SHJ Design for architectural applications as needed. Motion passed.

**Finance:** August & September 2016 Financials

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

Appr'd Barbara Sarwar Date 10/15/16

Audit Proposals

**MOTION:** After review and discussion, it was moved and seconded to approve the proposal from Butler Hansen to perform the mandatory audit report for the years 2016 - 2018. Motion passed.

2017 Draft Budget Review

Matt Metz requested that the SRCA revisit the elimination of the working capital fee. Management will place this on the next SRCA Finance Committee agenda.

**MOTION:** After review and discussion, it was moved and seconded to approve the 2017 budget as presented which reflects a \$340.00 annual assessment. (See Exhibit "B") Motion passed.

**Management  
Operations:**

Heritage Village IV By-Laws Review

**MOTION:** After review and discussion, it was moved and seconded to approve the revised By-Laws provided by Heritage Village IV. (Exhibit "C") Motion passed.

Variance Review Committee

**MOTION:** After review and discussion, it was moved and seconded to approve the formation and the charter of the Variance Review Committee. The current members will be Matt Metz, Barbara Sarwar and Mike Breslin. Motion passed.

Management to present recommendation for amendment to the variance provision.

Parking

The Board discussed parking issues and the fact that it is extremely difficult for SRCA staff to recognize parking violations. The Board concurred that the reporting of parking violations rest primarily with the homeowners. SRCA can also require parking logs to be submitted by the complainant.

Potential Fines

The Board reviewed the following owner compliance issues.

- 102-0077/214-0140/617-0014/817-0002/107-0011/107-0331

**MOTION:** It was moved and seconded to provide an addition 14 days to the above properties in order to gain compliance. Should compliance not be obtained after 14 days, fines will be assessed according to the compliance schedule. Motion passed.

**Committee  
Reports:**

Ancillary Committee

Barbara Sarwar discussed the upcoming survey to gather opinions for

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education events.

Communications Committee

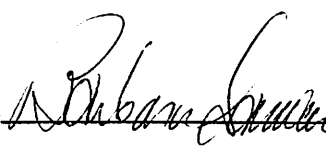
Barbara Sarwar discussed the new formatting for the events in the magazine.

Lake Committee

Brian Munson discussed the latest committee meeting were Aquatic Consulting was present to discuss current lake condition and future maintenance needs.

**New Business:** Kathe Barnes updated the Board on the status of the new website which is anticipated to be on-line in 2 weeks.

**Adjournment:** **MOTION:** It was moved and seconded to adjourn the regular meeting at 6:01 p.m. Motion passed.

Appr'd  Date 11/15/16