

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

**February 23, 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
	Brian Munson	Treasurer
	Barbara Sarwar	Director
	Ray Texeira	Director
	Aarash Darroodi	Director
	Lea Diamond	Secretary

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

**Other**

<b>Present:</b>	Paul Natale	11126 E Sorrel Ln.
	Krisi Cullotta	11142 E Sorrel Ln.

**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:**

Additional information about why not to approve the Verizon cell site was presented for the board's review.

(Natale and Cullotta left the meeting.)

**Approval of  
Minutes:**

**MOTION:** It was moved and seconded to approve the minutes for the January 26, 2016 regular meeting. Motion passed.

**President's Report:** Nothing to report.

**Finance:**

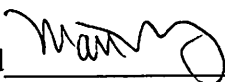
January 2016 Financials

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

2015 Audit

Butler Hansen's report was for a qualified audit stating the association is in strong financial condition.

Appr'd \_\_\_\_\_



Date \_\_\_\_\_

2/26/16

**MOTION:** After review and discussion, it was moved and seconded to accept the 2015 Audit as presented by Butler Hansen. Motion passed.

**Teller:** Committee Member Appointments

**MOTION:** After review and discussion, it was moved and seconded to accept the new appointment of Therese Hall as well as continuing members Pat Chermak, Loretta Colgan, Gaby Nations and Nancy Jacobson to the Teller Committee. Motion passed.

**Management  
Operations:**

Use Permit

The Board determined that the potential impact of a use permit on a parcel north of Scottsdale did not warrant further action by SRCA.

Proposed Amendments

**MOTION:** It was moved and seconded to accept the verbiage as recommended by management and legal counsel for the CC&Rs and Bylaws to be presented to the membership with the April election ballot. (Exhibit "A") Motion passed.

Legal Representation

**MOTION:** It was moved and seconded to stay with Lynn Krupnik, our current attorney, when she starts her new firm – Krupnik & Spears due to her knowledge and tenure with SRCA. Motion passed.

Compliance/Fine Policy

The board reviewed the proposed changes and fine schedule. After discussion, the board requested additional clarification and modifications regarding the specific types of offenses that are not subject to the courtesy notice. Questions arose about whether the complaining party's name had to be disclosed in accordance with open record law.

**Committee  
Reports:** No items to report.

**Open  
Discussion:** The board discussed the letter received from a resident about trailer parking. Kathe assure them that this matter was being addressed. Ray Teixeira asked if it made sense to put in the parking rule that 28' is needed for emergency vehicles to get through.

**Adjournment:** **MOTION:** It was moved and seconded to adjourn the regular meeting at 5:34 p.m. to break out for Executive Session. Motion passed.

Appr'd  Date 4/26/16