SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
August 28, 2018
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
	Barbara Sarwar	Secretary
	Brian Munson	Treasurer
	Joe Dawson	Director
	Michele Holzman	Director
	Aarash Darroodi	Director (via conference call)
Members Absent:	None	
Staff Present:	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison
	Diane Botica	Architectural Liaison
Others Present:	None	

Call to Order: Mike Breslin called the regular meeting to order at 4:35 p.m. and called the roll of the Directors. A quorum of Directors was present.

Approval of Minutes:

MOTION: It was moved and seconded to approve the minutes of the June 26, 2018 open session meeting as presented. Motion passed.

MOTION: It was moved and seconded to approve the minutes of the August 2, 2018 board retreat meeting as presented. Motion passed.

(Aarash Darroodi joined the meeting.)

ACTION ITEMS:

Architectural

Tree Setback Language
Kathe Barnes explained the Architectural Committee's recommendation for tree setbacks from walls and property lines.

MOTION: It was moved and seconded to accept the proposed language changes to the Architectural Guidelines relating to tree setbacks. (Exhibit "A") Motion passed.

Revised Gazebo, Ramadas, Pergolas, Cabanas and Sun-shade Structures Setback Language for Zero Lot Line Properties
Kathe Barnes explained the Architectural Committee's recommendation for additional language for zero lot line properties.

MOTION: It was moved and seconded to accept the proposed language changes to the Architectural Guidelines relating to shade structures. (Exhibit "B") Motion passed.

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Finance:

June & July 2018 Financials
MOTION: It was moved and seconded to accept the June and July 2018 financials as presented and file for audit. Motion passed.

(Brian Munson joined the meeting.)

Damage Report from August 2018 Monsoon
Kathe Barnes reported the loss of 90 trees just on August 12, 2018. She recommended filing a claim on the Philadelphia Wind and Damage policy for a coverage of up to $50,000 in loss. Total tree loss for the various storms was over 100 trees.

MOTION: It was moved and seconded to approve the filing of an insurance claim for wind and storm damage resulting on August 12, 2018 with Philadelphia Insurance. Motion passed.

Management Operations:

Election Committee Rules Review -
MOTION: It was moved and seconded to approve the proposed changes to the Election Policies and Procedures as recommended by the Election Committee (Exhibit "C") . Motion passed.

The Scottsdale Experience Book -
MOTION: After review and discussion, it was moved and seconded to approve the expenditure to be a part of the legacy in City of Scottsdale's The Experience Book. Motion passed. Joe Dawson and Matt Metz opposed.

Committee Reports:

Finance Committee
Kathe Barnes discussed the finance committee is scheduled to meet August 30, 2018. The draft of the 2019 budget will be presented.

Community Leadership Committee
Barbara Sarwar discussed the next group meeting is scheduled for September 19, 2018 and that the next lunch is on October 10, 2018. Topics: Annual law update and Fair housing with guest speaker Lynn Krupnik.

New Business:

Social Committee
After much discussion, the board concurred that a Veteran's Day event could not be hosted by SRCA as it is too close to existing annual events. It will be suggested that the homeowner form a Veteran's Club with the assistance of SRCA's marketing.

The board discussed the need to look at future marketing needs.

(Brian Munson excused himself from the meeting.)
(Aarash Darroodi lost his remote connection.)

Boat Rescue Fee
The board requested that staff present a boat rescue policy and fee at a future meeting.

Adjournment: **MOTION:** It was moved and seconded to adjourn the meeting at 6:03 p.m. Motion passed.

Appr'd_____Date_____

Exhibit A

Landscaping

Major front yard landscaping changes (changes affecting more than twenty-five percent [25%]) of the front yard landscaping area) and new trees in the front or rear yard must be submitted in the form of a detailed landscape plan to the Architectural Committee for approval prior to planting or installation.

1. At least two (2) 15-gallon (or larger) trees are required in each front yard. Cacti, palms& trees must reach a minimum of 6' in height at maturity to be a consideration toward the two (2) tree requirement. The required number of trees for multi-family subdivisions or lots with minimum street frontage will be addressed by the Architectural Committee on an individual basis.
2. All trees planted in front, rear, or side yards must be planted at least 15 feet from any property line, party wall, or lake edge to avoid canopy and/or root encroachment onto neighboring properties. Using information published by the University of Arizona Cooperative Extension related to specific plants, this 15-foot minimum setback may be reduced to 10 feet, at the discretion of SRCA staff.
3. Ground cover materials must be turf, artificial turf, living plant material, decomposed granite or other natural rock materials.
4. In order to conserve water, front yard turf areas must not exceed fifty percent (50%) of the total front yard landscaping area.
5. Shrubs and ground plant material must be utilized in all front yards to soften the look of granite as well as the visual aspects of homes. Large, open expanses of yard with only granite will not be allowed.
6. Accent rocks and boulders must not cover more than ten percent (10%) of the front yard landscaping area. The type and color(s) of such rocks and boulders must be approved by the Architectural Committee prior to installation.
7. Front yard mounding must not exceed 24"and back yard mounding must not exceed 18".
8. Grade changes must not adversely affect drainage and must meet City standards at all times.
9. Decomposed granite or natural rock coverage must not exceed fifty percent (50%) of any area that is visible from the Lake at the shoreline; the remaining area must have green plantings.
10. The Architectural Committee reserves the right to ask for additional plant material to be added, if necessary. Plant material is required to reduce the impact of large structures, uninterrupted expanses, or large spaces.