

**MINUTES OF THE 2018 ANNUAL MEETING
OF THE MEMBERS OF THE
SCOTTSDALE RANCH COMMUNITY ASSOCIATION**

April 19, 2018

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

Board Members

Present:	Matt Metz	Vice President
	Barbara Sarwar	Secretary
	Joe Dawson	Director
	Brian Munson	Director

Board Members

Absent:	Mike Breslin	President
	Mike Nelson	Treasurer
	Aarash Darroodi	Director

Staff

Present:	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison
	Genevieve long	Community Relations Coordinator
	Deborah Stone	Architectural Liaison
	Ricki Stamos	Administrative Assistant
	Joni Shepherd	Member Service Coordinator

**Call to
Order:**

Matt Metz called the annual meeting to order at 7:07 p.m. and welcomed everyone in attendance to the ‘Annual Celebration of Scottsdale Ranch’.

**Quorum
Requirements:**

The 10% quorum requirements of 394 had been met to conduct the Annual Meeting.

**President’s
Welcome**

In the absence of SRCA President Mike Breslin, Matt Metz introduced Scottsdale Police Officers, Sgt. McKinnon and Officers Park and Dearing. Officer McKinnon discussed the recent burglaries and that the people responsible had been caught. He also stated crime is down for 2018 with only 3 residential burglaries and 4 vehicle break-ins in the area. Officer Park discussed “Crimes of Opportunity”. He encouraged residents not to leave valuables in their vehicles, keep garage doors closed and to notify the police if they see something suspicious.

Matt Metz then introduced Board Director Joe Dawson who spoke briefly about Neighborhood Watch and stated that currently there are 4 programs operating in SRCA and all neighborhoods are encouraged to participate.

Following a brief introduction and thank you to the current members of the Board of Directors, SRCA office and maintenance staff, committee members and owners Matt Metz called for a motion from the floor to approve the 2017 Annual meeting minutes.

**Approval of
Minutes:**

MOTION: A motion was made to accept the April 2017 Annual Meeting minutes as written. The motion was seconded and passed unanimously by the members in attendance.

After approval of the minutes, a video showcasing 2017 was shown.

**Executive Director
Update:**

After the video, Kathe spoke about on-going improvement projects such as continued Eucalyptus and Olive tree removal and common area granite replenishment. Kathe also commented on CVS and that there had been no further discussion regarding the project moving forward and the APS electrical line addition and the need for APS to remove close to 300 trees along Shea Blvd, between 96th and 108th Streets.

**Election &
Amendment
Results:**

Election Committee member, Pat Chermack, announced the results of the Board election. Those elected to the 2018 Board of Directors for a two-year term were:

Mike Breslin
Michele Holzman
Brian Munson

The Declaration amendment as presented passed by majority vote.

Article IV, Section 3 of the Declaration (CC&Rs):

Section 3. General. An Owner who leases or otherwise grants occupancy rights to his Lot to any Person shall provide such Persons with copies of the Declaration and the Association Rules and shall be responsible for assuring compliance by the Occupant with all of the provisions of the Declaration, Articles, By-Laws, Association Rules and Design Guidelines and shall be jointly and severally responsible for any violations by the Occupant thereof.

(b) Tenants. No Owner may lease less than his entire Lot and the residential dwelling unit situated thereon. All leases shall be subject to the following restrictions:

(ii) All leases shall contain a requirement that any violation of this Declaration or the Association Rules, State, County, or City Rules by the lessee or the other occupants shall be a default under the lease.

(iv) An Owner may not lease his Lot to more than one Single Family at one time. Furthermore, an Owner may not enter into more than a total of two (2) leases for his Lot during any 365-day period. Additionally, all leases must be for a minimum of a thirty (30) day term. No new lease may begin less than thirty (30) days after the start date of the prior lease. No advertisement offering a lease or rental for less than thirty (30) days shall be allowed." All advertising for leasing shall limit leasing to only a Single Family.

(v) Upon commencement of the lease term, the Owner shall submit a tenant registration form, along with a fee, for each new tenant and each new lease, to the Association, in the amounts allowed by A.R.S. § 33-1806.01 (as amended).

Scottsdale Ranch Community Association
Board of Directors' Meeting
Thursday, April 19, 2018

Open

Discussion:

The floor was opened for discussion from the membership.
The only comment concerned the "Saving the Preserve" petition and providing an opportunity for residents to sign if they wished.

Throughout the evening raffle prizes were given out.

Adjournment:

A motion was made and seconded from the floor to adjourn the meeting at 7:58 p.m. The motion passed unanimously.

A Meet and Greet followed giving attendees an opportunity to socialize.

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