

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
January 28, 2020**

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

**Members**

<b>Present:</b>	Michael Breslin	President
	Alex Darroodi	Vice President
	Brian Munson	Treasurer
	Barbara Sarwar	Secretary
	Joe Dawson	Director
	Michele Holzman	Director
	Mark Shimelonis	Director

**Members Absent:**

<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison
	Diane Botica	Architectural Liaison

<b>Others Present:</b>	John Garcia	10638 E. Gold Dust Ave.
	Islam Salama	10140 E. Caron St.

**Call to Order:** Mike Breslin called the open meeting to order at 4:30 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 December 17, 2019 open session meeting. Motion passed.

**MOTION:** It was moved and seconded to approve the minutes of the December 17, 2019 Executive Session meeting. Motion passed.

**ACTION ITEMS:**

**Architectural Appeal**

**Pergola – 10140 E. Caron St.-Submittal #254444**

**MOTION:** It was moved and seconded to allow a variance for the pergola with the condition that the oleander plants the homeowner has planted to screen for privacy remain at all times and the height is to be maintained to be above the wall to block the view of the pergola from the neighboring property to the rear. Motion passed.

**MOTION:** It was moved and seconded to keep the \$250 fine as levied. Motion passed. Michele Holzman and Joe Dawson opposed. Mark Shimelonis abstained.

**Trees – 9861 E. Doubletree Ranch Rd.-Submittal #262940**

**MOTION:** It was moved and seconded to deny the allowance of 24 Ficus Nitida trees that have been planted along the rear of the view fence in an area 2.3' wide x approximately 55' long. This decision is based on the information provided for

Ficus Nitida trees; Indian Laurel Fig can reach a height of 25-30 feet with a spread of 35-40 feet. The trees are to be removed immediately. Motion passed.

**Fine Appeals**

**Fine Waiver Request**

Account 120-0084

**MOTION:** It was moved and seconded to waive \$40.00 of the \$140.00 fine. Motion passed.

**Finance:**

**December 2019 Pre-audit Financial**

**MOTION:** It was moved and seconded to accept the December 2019 Pre-audit financials. Motion passed.

**Management  
Operations:**

**Mandatory Board Training**

After Michele Holzman takes a board training course through CAI, she will report back to the board at the February meeting as to the course's effectiveness and the possibility of it being used for mandatory board member training.

**Drainage Easement Repairs**

A civil engineer will be hired to shoot the grade and provide to the contractors to revise their bid accordingly.

**Community Outreach**

This project will be taken on by the communication committee with recommendations will come back to the board.

**Adjournment:**

**MOTION:** It was moved and seconded to adjourn the meeting at 5:40 p.m. Motion passed.