

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
February 25, 2020**

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

Members

Present:	Michael Breslin	President
	Alex Darroodi	Vice President
	Brian Munson	Treasurer
	Barbara Sarwar	Secretary
	Joe Dawson	Director (via conference call)
	Michele Holzman	Director
	Mark Shimelonis	Director

Staff Present:	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison
	Diane Botica	Architectural Liaison

Others Present:	Kathy Howard	10642 E. San Salvador Dr.
	P. Michelle Cavalier	10448 E. Fanfol Ln.
	Virginia Betoncino	10005 E. Mission Ln.
	Beverly Hayes	10148 E. Topaz Dr.
	Desmond Hayes	10148 E. Topaz Dr.
	Pamela S. Spence	9178 N. 107th Way
	Maryann Palm	10565 E. San Salvador Dr.
	Renee Berry	9905 E. San Salvador Dr.

**HOMEOWNER/S OPEN
FORUM:**

Members of the community voiced their concerns regarding the overnight vehicle camping taking place in Mercado parking lot. Kathe Barnes explained the outcome from the meeting that took place with Whitestone Reit, the Planet Fitness management, the security company hired by Whitestone, the Scottsdale Police Department, Kathe Barnes and Sonja Perez.

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.

The Scottsdale Ranch board of directors continued the discussion after the homeowners left the meeting and made the following motion.

MOTION: It was moved and seconded to send a letter to Whitestone Reit asking them what they are doing to stop this activity and to correct it immediately. Whitestone Reit is to reply by March 2, 2020. Motion passed.

**Approval of
Minutes:**

MOTION: It was moved and seconded to approve the minutes of the January 28, 2020 open session meeting. Motion passed.

Appr'd _____ Date _____

**President's
Report:**

Michael Breslin discussed the status of the elections for the Board of Directors and that everything was in order and on track.

ACTION ITEMS:

Finance:

2019 Audit Report

Brian Munson reviewed the audit report and that there were no adjusting entries or issues found. SRCA remains in good financial position.

MOTION: It was moved and seconded to accept the 2019 audit report as presented. Motion passed.

January 2020 Financial

MOTION: It was moved and seconded to accept the January 2020 financials as presented. Motion passed.

CIT Surety Bond

MOTION: It was moved and seconded to authorize the purchase of surety bonds. Motion passed.

Architectural:

Portable Restroom Language

MOTION: It was moved and seconded to accept the portable restroom language as it is presented. Motion passed. Exhibit A

Withdraw Architectural Committee Member

MOTION: It was moved and seconded to accept the withdrawal of an Architectural Committee Member, Tracy Margel. Motion passed.

Communications:

Revise Marketing Video

MOTION: It was moved and seconded to approve spending \$4,000 for the creation a new marketing video for Scottsdale Ranch. Motion passed.

**Management
Operations:**

Mandatory Board Training

Michele Holzman discussed her attendance at a CIA workshop and how beneficial it would be for new board members. The Board discussed what sections would be needed for new board member training. **Kathe Barnes will present an outline at the next meeting.**

(Brian Munson left the meeting.)

Potential Fines

Account 151-0002 Nuisance – Consistent Dog Barking

The board discussed offering mediation for the homeowners involved. They also discussed bark collars and the effected homeowners taking further action by calling the city. This was in lieu of a fine. The homeowner involved is taking steps to silence the dogs and offered her cell phone number in order to address the issue the minute it

Portable Restrooms

Portable Restrooms may be authorized in conjunction with construction activities within the following guidelines:

Architectural approval is required. The portable restroom must remain in the approved location at all times. Approval only applies to the approved location. Should a relocation be needed, the portable restroom must be resubmitted for approval with the new location. There shall be a maximum of only one portable restroom on the property at a time. The maximum size is to be single-standard occupancy. The portable restroom must be placed in an inoffensive, discrete position and if at all possible, minimize the impact to the street or neighboring properties. The portable restroom must also be maintained in a sanitary condition and in accordance with applicable health standards at all times. Pumping of sanitary facilities must occur as necessary and pumped in a way to avoid odors and spillage. Portable Restroom shall be removed promptly upon completion of the construction activity.

happens.

Account 208-0000 Storing Items on Patios

MOTION: It was moved and seconded to issue fines in the amount of \$250 a week against La Privada for items stored on balconies. Motion passed.

Committee

Reports:

Barbara Sarwar discussed the next Community Leadership Group Lunch and Learn meeting will be held on March 9, 2020. A landscape architect will be addressing particular issues some communities are having.

Adjournment:

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