

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
March 24, 2020**

Held virtually via Zoom from 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
	Michele Holzman	Director
	Mark Shimelonis	Director

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

Others Present:	Dave & Susan Gislason	10875 E. Bella Vista Dr.
	Malcolm Williams	9708 E. Via Linda #2364
	Tina Newman	10628 E. Arabian Park Dr.

Call to Order: Mike Breslin called the open meeting to order at 4:32 p.m. and called the roll of the Directors. A quorum of Directors was present.

HOMEOWNER/S OPEN FORUM:

Member of the community Malcolm Williams voiced his concerns regarding the Racquet Club tennis courts being open while the city has the Scottsdale Ranch Park tennis courts closed. Kathe Barnes replied that the decision is up to the Board of Directors at the Racquet Club and Mr. Williams should reach out them for answers.

Dave & Susan Gislason said they joined the Board of Directors meeting to become more informed and involved.

Approval of Minutes:

MOTION: It was moved and seconded to approve the minutes of the February 25, 2020 open session meeting. Motion passed.

ACTION ITEMS:

Fine Appeals

Fine Waiver Request

Account 120-0016

After much discussion, it was decided that the owner is liable for the tenant's violations of the CC&Rs.

MOTION: It was moved and seconded to deny the waiving of the \$350 in fines. Motion passed. Joe Dawson voted against. Brian Munson abstained.

Finance:

February 2020 Financial

MOTION: It was moved and seconded to accept the February 2020 financials as presented and file for audit. Motion passed.

**Management
Operations:**

Mandatory Board Training

Kathe Barnes presented an outline for new and incumbent board member training.

Session 1.

- I. Roles & Responsibilities/Fiduciary Duty
- II. Policy Governance
- III. Board Meetings
- IV. Communications
- V. Finances and Reserves
- VI. Staff structure/introductions

Session 2.

- I. Legal review
- II. Insurance review

The above segments would be taught by our current legal counsel, insurance agent and Executive Director. I would recommend that it is in 2 3-hour sessions held a couple weeks apart. For returning board members who are only required to take a minimum of 1- 3 hours, I would recommend that they attend Session 2.

MOTION: It was moved and seconded to accept the outlines for board member training as presented. Motion passed.

Mercado Update

Kathe Barnes discussed that the situation at the Mercado has fixed itself due to the current status of Planet Fitness being closed. Kathe further discussed that the security was working before the closure. Homeowners and staff members continue to keep an eye on the property.

Las Brisas/SRCA Conflict Waiver and Las Brisas CC&R amendment

MOTION: It was moved and seconded to accept the dual representation conflict waiver for the Las Brisas HOA and SRCA as presented. It was also moved and seconded to approve the proposed CC&R amendment for Las Brisas relating to rentals. (Exhibit "A"). Motion passed.

Casa Del Cielo amendment

MOTION: It was moved and seconded to accept the Casa Del Cielo amendment relating to Maintenance Reserve Fees as presented (exhibit "B"). Motion passed.

Potential Fines

Account 140-0023 – Property Maintenance

MOTION: It was moved and seconded to assess fines in accordance with the fine schedule. Motion passed.

Account 208-0000 Utility Cables Not Secured

MOTION: It was moved and seconded to assess fines in accordance with the fine schedule. Motion passed.

Annual Meeting

MOTION: It was moved and seconded to postpone the SRCA Annual Homeowners' Meeting for no more than 90 days from April 16, 2020. However, the board election will end as scheduled on April 13, 2020. Michael Breslin and Brian Munson will remain on the board until that time. Motion passed.

**Committee
Reports:**

Architectural Committee – Michele Holzman discussed that the Architectural Committee will meet remotely on 3/25/2020.

Community Leadership Committee - Barbara Sarwar discussed that the Community Leadership Committee held a luncheon on landscape and will resume in the Fall.

Communications Committee - Barbara Sarwar discussed that the Communications Committee is doing a great job.

Lake Committee – Brian Munson and Kathe Barnes discussed that the Lake Committee continues to research dredging and will meet when allowable.

Social Committee – Mark Shimelonis discussed that the Social Committee should consider changing the rules for the fishing derby to be for 18 years old and under, no adult participants.

New Business:

Kathe Barnes discussed the idea that homeowners may want to put up their Christmas lights to bring cheer due to the current status. The Scottsdale Ranch Association will address this as it comes.

Kathe Barnes presented preliminary drawings from SDL for the current monuments redesign. The drawings will be shared with the Architectural Committee at their next meeting on 3/25/2020. The Board of Directors favored option E which incorporated the existing sign wall and boulders and added some steel and slump block features. This will be discussed at a later date.

Adjournment:

MOTION: It was moved and seconded to adjourn the meeting at 5:38 p.m. Motion passed.