

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
September 22, 2020**

Held virtually via Zoom
Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:	Matt Metz	President
	Michele Holzman	Vice President
	Nina Munson	Secretary
	Barbara Sarwar	Treasurer
	Alex Darroodi	Director
	Joe Dawson	Director
	Mark Shimelonis	Director

Members Absent: None

Staff Present:	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison

Others Present:

Pete Klute	10317 E. Cinnabar Ave.
Ken Gawron	10550 E. Vogel Ave.
Elicia Nademin	10134 E. Cochise Dr.
Robert Baehner	11142 E. Sorrel Ln.
David Specht	10465 E. Cinnabar Ave.
Ted Kolander	10055 E. Mountainview Lake Dr. #1070
Paul MacDougall	10080 E. Mtnview Lake Dr. #166
Peggy Chamberlain	9968 E. Bayview Dr.
Lucy Kairalla	10535 N. 96 th Pl.

Call to Order: Matt Metz 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 July 28, 2020 open session meeting with the correction to the month of the financials, reading April instead of June. Motion passed.

Alex Darroodi arrived at meeting.

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

President's Report: Matt Metz deferred the report until the next meeting.

ACTION ITEMS:

Finance: July & August 2020 Financial

MOTION: It was moved and seconded to accept the July and August 2020 financials

as presented and file for audit. Motion passed.

Architectural:

Architectural Guideline Revisions

MOTION: It was moved and seconded to approve, as amended, the guideline revisions recommended by the Architectural Committee for Edison lighting, awnings, basketball structures and paint language (Exhibit "A"). Motion passed. Mark Shimelonis voted against.

Inactive Architectural Committee Members

MOTION: It was moved and seconded to release Gaby Nations and Jan Kaschner from the Architectural Committee with official notice due to their inability to attend. Motion passed.

**Management
Operations:**

Business Continuity Plan

The Board reviewed the continuity plan and annual calendar provided by Kathe Barnes.

MOTION: It was moved and seconded to accept the Business Continuity Plan as presented (Exhibit "B"). Motion passed.

Governance Manual

MOTION: It was motioned and seconded to adopt the SRCA Governance Manual with minor modifications (Exhibit "C"). Motion passed. Mark Shimelonis voted against.

Lake Serena Boulder Relocation

The Board reviewed pictures of the boulder that has slid partially into the lake from the embankment. Kathe Barnes explained the necessity for the removal of the boulder to prevent damage to the lake liner and the extensive work involved in relocating boulder.

MOTION: It was motioned and seconded to approve an amount not to exceed \$20,000.00 for the boulder removal and relocation. Motion passed.

Community Center AV Upgrades

Kathe Barnes discussed the need to update the current AV system in the community center that is currently not operational. The three vendors who provided bids were discussed with a recommendation to accept the proposal from Arizona Audio Visual based on price and equipment choice.

MOTION: The board approved the Appropriation's Request #2020-091420-01 for Arizona Audio Visual to install new AV equipment in the SRCA Community Center and for a cost of \$9,946.74. Motion passed.

Marked Agenda

The Board discussed the need for a marked agenda as presented by Mark Shimelonis. After much discussion, the suggestion was withdrawn.

Heritage Village IV Amendments

MOTION: It was moved and seconded to accept the attorney recommended amendments to the Heritage Village IV CC&R and Bylaw documents (Exhibit "D"). Motion passed.

SRCA Reopening Update

Kathe Barnes explained the partial reopening in progress that includes community center meetings not to exceed 25 attendees with protection protocols in place, limited

recreational boat reservations, and residents allowed in the office by appointment only. At this time no club or community events are being scheduled.

Monument Signs Update

SDL reported that the City is very strict about the not to exceed 8-foot height requirement and rarely grants variances. Currently SDL is checking the line of sight to see if there is an option to move the signs forward.

Abruzino Committee Resignation

The Board accepted the written resignation from Phil Abruzino for his positions on the Architectural, Lake, Governmental and Finance Committees.

Communications: **Board/Executive Director Welcome Letter**

A draft letter from the Communications Committee for the SRCA Welcome Packet was presented to the Board for review.

MOTION: It was moved and seconded to approve the welcome letter that will be from the board and the Executive Director to include in the homeowner welcome packets (Exhibit "E"). Motion passed.

**Committee
Reports:**

Finance – Barbara Sarwar stated that the draft budget has been approved and will be submitted to the board in October.

Communications – Nina Munson stated the committee was investigating a community app for resident use.

Social – Nina Munson stated the next meeting is scheduled for September 24, 2020 at 10:00 am.

Community Leadership – Matt Metz stated a zoom seminar has been scheduled for October 12, 2020 with SRCA's attorney and insurance broker to discuss Covid-19 and the impact on communities.

Governmental – Mark Shimelonis stated possibly meeting with a fire department liaison to discuss fire prevention along the SR perimeters.

Lake – Matt Metz stated the next meeting is scheduled for September 29, 2020 at 1:00 pm and the committee will be continuing to discuss the dredging of the lake.

**New
Business:**

Future agenda items mentioned were allowing residents attending the meeting to be viewed, discussion of the role of Board and committee members regarding the Business Continuity Plan and the Committee charter reviews.

Adjournment:

MOTION: It was moved and seconded to adjourn the meeting at 6:15 p.m. Motion passed. The board went into Executive Session to review advice from legal counsel.