

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
February 23, 2021**

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

**Members**

<b>Present:</b>	Matt Metz	President
	Michele Holzman	Vice President
	Nina Munson	Secretary
	Barbara Sarwar	Treasurer
	Joe Dawson	Director
	Mark Shimelonis	Director

<b>Members Absent:</b>	Alex Darroodi	Director
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<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison

**Others Present:**

Paul MacDougall	10080 E. Mountainview Lake Dr. #166
Tricia Siegel	9442 N. 105 <sup>th</sup> St.
Jeff Spiller	9669 E. Ironwood Dr.

**Call to Order:** Matt Metz called the open meeting to order at 4:31 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 January 26, 2021 open session meeting. Motion passed.

**MOTION:** It was moved and seconded to approve the minutes of the January 26, 2021 executive session meeting. Motion passed.

**President's Report:**

Matt Metz stated he attended some HOA law and SCOHA webinars. He mentioned cases in Maine and Hawaii where HOAs were sued over fair housing claims and were able to sue for emotional damage as well. There was another case in Idaho where an architectural member gave a verbal approval for a project and the owner sued the HOA when the project was denied.

**ACTION ITEMS:**

**Finance:**

**2020 Financial Audit Report**

**MOTION:** It was moved and seconded to accept the 2020 Annual Audit performed by Butler Hansen, PLC. Motion passed.

**Architectural:**

**Lighting Language**

The Board discussed the changes to the language with the use of the term lumens instead of watts and brightness in place of wattage.

**MOTION:** It was moved and seconded to accept the modified language for the lighting section of the Admin Rules and Architectural Guidelines. (Exhibit "A")  
Motion passed.

**Paint Changes**

**MOTION:** It was moved and seconded to approve the addition of Dunn Edwards DEA002 Black and Sherwin Williams SW6258 Tricorn Black to the list of approved front door only colors. Motion passed.

**Tesla Roof Tiles**

The Board discussed the slate black roof tiles that correlate with the tesla solar panels submitted for approval to the architectural committee and the possible need to change the guideline language for roof tiles. It was determined there would be no change in wording at this time.

**Social Committee: Spring Event**

The SRCA Social Committee has located a company that hosts socially distance family events. The committee is requesting to move forward with this company for a spring event.

**MOTION:** It was moved and seconded to approve a socially distanced spring event at the Community Center parking lot following CDC guidelines. Motion passed.  
Matt Metz opposed.

**Management  
Operations:**

**Proposed Amendments**

The Board reviewed the requested modifications of the proposed Bylaw amendment #4. Also, reviewed was a new proposed #5 amendment to the CC&Rs regarding the definition of the term "Parcel".

**MOTION:** It was moved and seconded to approve the modified proposed Bylaw #4 amendment as presented to be placed on the 2021 annual election ballot for a vote of the membership. (Exhibit "B") Motion passed.

**MOTION:** It was moved and seconded to approve the proposed CC&R amendment #5 as presented to be placed on the 2021 annual election ballot for a vote of the membership. (Exhibit "C") Motion passed.

**Monuments Signs**

The Board reviewed new designs for the monument signs. They discussed the pros and cons of the design, potential impact on residents and the rough cost. It was determined the Board would like to see some minor modifications to the design for the next meeting.

**Recreational Marijuana**

After reviewing information provided by a resident, it was determined state and local ordinances were adequate. No action to be taken at this time.

**Potential Fines**

This agenda item was moved to Executive Session for discussion.

**SRCA Reopening Update**

Kathe Barnes stated there will be no procedural changes at this time and the association will continue to follow CDC and state guidelines for staff and association amenities. Reopening will continue to be re-evaluated each month.

**Committee**

**Reports:**

**Social** – Nina Munson mentioned the previously discussed spring event and the community wide sale.

**Lake** – Matt Metz stated the lake cove dredging will begin this week with the microbes being introduced right after.

**Finance** – Nothing new to report.

**Election** – Kathe discussed the reformatting of the resident election letter to combine the voting and portal information. The Meet the Candidates event will be held via Zoom. The committee will provide questions for all candidates to answer.

**Architectural** – Michele Holzman stated the committee continues to be very busy reviewing submittals.

**Communications** – Nina Munson stated staff has been working on getting the portal up and running.

**New**

**Business:**

None

**Adjournment:**

**MOTION:** It was moved and seconded to adjourn the regular meeting at 6:00 p.m. Motion passed. The board went into Executive Session to review advice from legal counsel per ARS §33-1804, sub-section A1.