

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
SPECIAL BOARD OF DIRECTORS' MEETING**

**Monday, August 9, 2021**

**4:30 p.m.**

Held virtually via Zoom

Scottsdale Ranch Community Association  
10585 N. 100th Street, Scottsdale, AZ 85258

**Members**

**Present:** Matt Metz President  
Greg Mona Vice President  
Nina Munson Secretary  
Mike Breslin Treasurer  
Michele Holzman Director  
Larry Schmalz Director  
Jeff Spiller Director

**Members Absent:** None

**Staff Present:** Kathe Barnes Executive Director  
Sonja Perez Homeowner Liaison

**Others Present:**

Marilyn Teplitz 9625 E Cinnabar Ave  
Paul MacDougall 10080 E Mountainview Lake Dr #166

**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.

**ACTION ITEMS:**

**Finance:**

**Umbrella Insurance Renewal**

**MOTION:** It was moved and seconded to approve the Finance Committee's recommendation to approve supplementing the Philadelphia Insurance Umbrella policy with an Umbrella policy from Trisura insurance for a total of \$17,150. The total for all the policies will be \$59,538.00. Motion passed.

**Governmental:**

**92<sup>nd</sup> St/Shea Rezoning Project**

The Board discussed the proposed in-fill project to be located south of Shea and west of 92nd St. The project is being proposed by Kaplan Properties and is called 9400 East Shea. It will be a multi-use primarily residential with 219 units.

**MOTION:** It was moved and seconded to accept the Governmental Committee's recommendation as follows:.

SRCA supports the 9400 East Shea project for several reasons:

- The rezoning would result in less traffic than would result if it were developed under its current zoning.
- The proposed building height does not exceed the maximum height allowed under the current zoning.
- The design is compatible with surrounding properties.
- The project has been reviewed and has the support of McCormick Ranch POA.

This would be contingent on the project receiving an egress/entrance easement from the project being proposed to the west; and thereby, closing off vehicular access (except City and utility access) between the 9400 project and the Ironwood Suites medical office complex to the south. Motion passed.

**Adjournment:**

**MOTION:** It was moved and seconded to adjourn the meeting at 4:58 p.m. Motion passed.