

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, February 22, 2022**

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:

Staff Present:	Kathe Barnes	Executive Director
	Sonja Perez	Homeowner Liaison
	Jami Bauer	Administrative Assistant

Others Present:	Lani McClure	9817 E. Ironwood Dr.
	Paul MacDougall	10080 E. Mountainview Lake Dr. #166
	Tricia Siegel	9442 N. 105 th St.
	Angela Zampino	10080 E. Mountainview Lake Dr. #159

Call to Order: Matt Metz called the open meeting to order at 4:33 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 25, 2022, executive session meeting. Motion passed.

(Jeff Spiller left meeting.)

MOTION: It was moved and seconded to approve the minutes of the February 3, 2022, open session meeting. Motion passed.

MOTION: It was moved and seconded to approve the minutes of the February 3, 2022, executive session meeting. Motion passed

President's Report:

Matt Metz stated he attended board training through CAI. He recommended the online certification program for Board Members.

ACTION ITEMS:

Architectural:

Dumpster Language

The Board discussed the addition of new language to address the height requirement reduction for dumpsters used for the certain hardscape materials

MOTION: It was moved and seconded to adopt the new dumpster language.
(Exhibit A) Motion passed

Finance:

2021 Audit Report

MOTION: It was moved and seconded to accept the 2021 Annual Audit performed by Butler Hansen, PLC. (Exhibit B) Motion passed.

Committee Application

MOTION: It was moved and seconded to appoint Paul McDougall to the Finance Committee. Motion passed.

Management Operations:

Easement Proposal

Kathe Barnes described the issues regarding flooding at the Doubletree Ranch Rd. drainage easement in St. Tropez and the work needed to rectify the problem.

MOTION: It was moved and seconded to approve the Appropriations Request #2022-0222-1 in the amount \$7,841.12 for SDL to complete the work to clear the drainage area on the SRPMIC. (Exhibit C) Motion passed.

(Jeff Spiller returned to the meeting.)

Construction hours/days

The Board heard from a homeowner requesting changes to the construction noise time frame stated on the CC&Rs. It was decided that Kathe Barnes and Michele Holzman will meet with attorney to finalize the amendment wording and specifics. Kathe will then schedule a special meeting of the Board to vote on the amendment to be placed on the 2022 annual election ballot.

Annual Meeting/Election

The Board discussed whether the Annual Meeting should be held in person or via Zoom.

MOTION: It was moved and seconded to hold the meeting in person. The motion passed 5 – 2 with Matt Metz and Michele Holzman opposed.

Committee

Reports:

Community Leadership – Mike Breslin stated the committee is scheduled to meet 3/21/2022 to discuss Short Term Rental issues.

Architectural – Michele Holzman reported there are only a few items on Wednesday's Architectural Committee agenda, but submittals are steady.

Communications – Nina Munson reminded that annual report articles are now due for the magazine for all committee chairs.

Social – Nina Munson stated the New Resident meeting was a success. She stated that both trucks at "Food Truck Friday" met their quota and the event was well

attended.

Finance – Mike Breslin stated he was pleased with the Annual Audit and the addition of Paul MacDougall to the committee.

Election – Jeff Spiller stated the gift cards for the annual meeting raffle will be issued as ten \$50 cards.

Lake – Greg Mona stated there are over 40 entrants in the Fishing Derby.

New

Business:

The board discussed whether to change to board meetings to be both in person and via Zoom.

MOTION:

It was moved and seconded to hold the meetings as hybrid, available both in person and on Zoom. Motion passed.

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 5:46 p.m. Motion passed.