

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

Tuesday, April 26, 2022

Held in-person and 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 (Via Zoom) |
| | Mike Breslin | Treasurer |
| | Michele Holzman | Director (via Zoom) |
| | Larry Schmalz | Director |

Members Absent: Jeff Spiller Director

Staff Present: Kathe Barnes Executive Director

| | | |
|--|----------------------|-------------------------------------|
| Others Present: (all via Zoom) | Pamela Chambers | 10503 E. Fanfol Lane |
| | Paul MacDougall | 10080 E. Mountainview Lake Dr. #166 |
| | Devin Tarwater, Esq. | Representing Bhat |
| | Kathryn Woodward | 9955 E. Cinnabar Ave. |

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 February 22, 2022, executive session meeting. Motion passed.

MOTION: It was moved and seconded to approve the minutes of the March 8, 2022, open session meeting. Motion passed.

**Acceptance of
Annual Meeting**

Minutes: **MOTION:** It moved and seconded to accept the annual meeting minutes from April 21, 2022 as submitted. Motion passed.

ACTION ITEMS:

Election of Officers:

MOTION: It was moved and seconded to appoint the following officers of the board for 2022/2023. Motion passed.

1. President – Matt Metz
2. Vice President - Greg Mona
3. Treasurer – Mike Breslin
4. Secretary – Nina Munson

Committee

Appointments: **MOTION:** It was moved and seconded to approve the board members to the below listed committees for 2022/2023. Motion passed.

Architectural:

Michele Holzman, Chair
Matt Metz, Vice Chair

Communications:

Nina Munson, Chair
Greg Mona

Community Leadership:

Mike Breslin, Chair
Jeff Spiller

Election:

Michele Holzman
Nina Munson

Executive:

Michele Holzman, Chair
Mike Breslin
Nina Munson

Finance:

Mike Breslin, Chair
Michele Holzman
Larry Schmalz

Governmental:

Larry Schmalz, Chair
Matt Metz
Jeff Spiller

Lake:

Greg Mona, Chair
Larry Schmalz

Personnel:

Matt Metz, Chair
Mike Breslin
Larry Schmalz

Social Committee

Nina Munson, Chair
Greg Mona
Jeff Spiller

Architectural:

Woodward appeal – 9955 E. Cinnabar Ave.

The Board reviewed the appeal information for the Architectural Committee's denial of a quatrefoil glass insert above the garage.

MOTION: It was moved and seconded to overturn the SRCA Architectural Committee's denial and to approve the quatrefoil glass insert above the garage. Motion passed. Matt Metz and Michele Holzman abstained.

(Nina joined the meeting.)

Compliance

Appeals:

Bhat rental– 9790 E. Caron St.

Devin Tarwater, Esq. addressed the board with a request from the Bhat's to allow a variance to the rental restrictions of 2 in any 365-day period due to specific circumstances.

MOTION: It was moved and seconded to grant a one-time variance to allow the Bhat's another rental in 2022 so long as the lease is for a minimum of one year. Motion passed.

Wheelock – 9696 E. Mission Lane

MOTION: It was moved and seconded to deny the violation appeal. The board confirmed that the netting in the rear yard requires Architectural Committee approval as defined in Article IV, Section 2(a) of the Declaration as it alters the exterior of the property. Motion passed.

Finance:

January, February and March Financials

It was moved and seconded to accept the January, February and March 2022 financials as presented and file for audit. Motion passed.

Governmental:

92 Ironwood

MOTION: It was moved and seconded to accept the SRCA Governmental Committee's recommendation to be neutral on the 92 Ironwood project revisions based on the following:

- (a) does not address concerns about a "slippery slope" potentially allowing many more multi-family housing projects in this area, and
- (b) incorporates acreage from abutting retail to create a PUD which artificially misrepresents the density of housing units and percentage of open space.
- (c) will overburden an already congested area and have an impact on area services

Management Operations:

Board Retreat

The board concurred that a board retreat to review, legal, insurance and strategic plans would be beneficial. Possible dates are June 9th and June 21st at 3:30 – 5:30 pm with a dinner to follow. Kathe Barnes will get with our legal and insurance representatives for availability.

Heritage Village IV Lake slope

Kathe Barnes reported that HVIV is required to submit another application for the landscape revisions to the City of Scottsdale since it had been several years. No changes can be made until they receive staff approval.

Committee

Reports:

Architectural – Michele Holzman reported that the number of applications on committee agendas are fluctuating.

Social – Events have been popular with Food Truck Friday on April 29th.

Lake – Greg Mona reported that the microbes that were introduced into the lake last year are working based on his measurements at specific way points. There are depth changes anywhere from 2.5” to 10.5”. The 1st shipment of the microbes for 2022 is on its way.

New

Business:

None

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 5:54 p.m.
Motion passed.