

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, September 20, 2022
Held 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:	Paul MacDougall	10080 E. Mountainview Lake Dr. #166
	Angela Zampino	10080 E. Mountain View Lake Dr. #116
	Brandon Taylor	9796 E. Cochise
	Brian Bartee	10488 N. 98th St.
	Michelle Mullane	9818 E. Ironwood Drive

Call to Order: Matt Metz called the open meeting to order at 4:32 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 June 28, 2022, executive session meeting. Motion passed. Larry Schmalz abstained.

MOTION: It was moved and seconded to approve the minutes of the June 28, 2022, Executive Session meeting. Motion passed. Larry Schmalz abstained.

PRESIDENT'S

REPORT: Matt thanked Sonja Perez for her many years of service to SRCA and wished her well in her future endeavors.

ACTION ITEMS:

Architectural

Appeal:

Landscape appeal – 10591 E. Bella Vista Dr.

Brandon Taylor was in attendance on behalf of his parents. He requested clarification that justified the Architectural Committee's decision to deny the landscape changes and hardscape added.

(Nina Munson left meeting.)

MOTION: It was moved and seconded to uphold the Architectural committee's decision to deny the submittal as presented. Motion passed.

Compliance

Appeal:

Compliance appeal – 10488 N. 98th St.

Brian Bartee requested a variance to the 2 x in 365-day period rental restrictions. He will look to do long-term rentals from now on.

MOTION: It was moved and seconded to deny the request for a variance to the rental restrictions. The first time a rental can be done on this house would be February 2023.

Motion passed. Michele Holzman opposed.

Finance:

June and July 2022 Financials

It was moved and seconded to accept the June and July 2022 financials as presented and file for audit.

Motion passed.

Landscape contract renewal

Kathe Barnes stated she sent an RFP to 6 companies. Results were presented from the 5 landscape companies that responded.

MOTION: It was moved and seconded to accept the Finance Committee's recommendation to renew the contract with Service Direct Landscape (SDL) for a three-year term beginning in January 2023 in the amount of \$35,500 per month for basic maintenance services. There will be a 5% escalation clause for years 2024 and 2025.

Motion passed.

Audit RFPs

Kathe Barnes stated she sent an RFP to 5 CPA firms. Only 1 responded.

MOTION: It was moved and seconded to accept the Finance Committee's recommendation to enter into a 3-year contract with Butler Hansen for the audit of year end 2022, 2023 and 2024. The cost would be \$8,650 for audit and \$1,000 for tax prep for the first 2 years and \$8,850 and \$1,000 for the 3rd year.

Motion passed. Jeff Spiller opposed.

(Mike Breslin left the meeting.)

Communications:

Marketing Brochure

A draft of a marketing informational brochure was presented to the board for review. The board concurred that it was a good document but requested the sign be placed with another photo since the signs will eventually change.

Management

Operations:

2023 Annual Meeting date

MOTION: It was moved and seconded to approve March 21, 2023 at 6:00 p.m. be set as the 2023 Annual Homeowners' Meeting. Motion passed.

Rule and Guideline Revisions

Umbrellas

MOTION: It was moved and seconded to approve the following language in the Architectural Guidelines for front yard umbrellas. (Exhibit "A")

Motion passed.

Security/No Trespassing Signs

MOTION: It was moved and seconded to approve the following language in the Architectural Guidelines for security and no trespassing signs. (Exhibit "B")

Motion passed.

Flags

MOTION: It was moved and seconded to approve the following language in the Architectural Guidelines for flags that can be flown per the new Az law. (Exhibit "C")

Motion passed.

Political HOA signs

MOTION: It was moved and seconded to approve the following language in the rules and Architectural Guidelines for political HOA signs. (Exhibit "D")

Motion passed.

Architectural Variances

MOTION: It was moved and seconded to approve the following language in the rules and Architectural Guidelines for variances granted by the Architectural Committee. (Exhibit "E")

Motion passed.

Winter Lawn Overseeding

The board reviewed the legal documents and concurred that the SRCA rules do not require the overseeding of winter lawns; therefore, a statement will be released to the homeowners that SRCA Board of Directors supports the City of Scottsdale's request to not overseed the lawns.

Volunteer Appreciation Dinner

The board agreed that a Volunteer Appreciation Dinner should be held this fall for the board, committee, and their guests. Staff will start planning the event.

**Committee
Reports:**

Election – It was noted that the Annual Meeting date was moved up so the committee will need to meet in October or November.

Lake – Greg Mona reported that all of the microbes have been put in the lake for this year.

Social – Kathe Barnes reported the Food Truck Friday was a hit last week and the Fall Movie in the Park is scheduled for Sept. 30th.

New

Business:

Adjournment: **MOTION:** It was moved and seconded to adjourn the regular meeting at 6:35 p.m.
Motion passed.

Exhibit "A"

Front Yard Umbrellas: Front yard umbrellas require architectural approval, and must be appropriate in location, number, size, material, color, design, and use. The Architectural Committee will apply standards as outlined above under the section "Design Compatibility and Orientation."

- a. Location: Front yard umbrellas will be allowed only in designated and furnished seating areas which are hardscaped with pavers, concrete, or similar materials.
- b. Number/consistency: No more than two umbrellas are permitted in a front yard. If two umbrellas are approved, they must be identical.
- c. Size: The diameter of any umbrellas installed shall, in the judgement of the Architectural Committee, be appropriate for the space in which they are installed, and in no case shall the diameter or largest dimension exceed 10 feet. The diameter shall not be so great that the umbrella overhangs walls or other structures. Height at peak shall not exceed 8'-6" above grade.
- d. Material: Recommended canopy materials include polyester, acrylic, and olefin. Thatch and plastic are not permitted. Recommended post and frame materials include metal, wood, and fiberglass.
- e. Color: Only solid colors are permitted. Colors must be compatible with or complementary to existing colors used on the surrounding structures on the subject property.
- f. Use: Front yard umbrellas are intended solely to provide shade for areas designed specifically as seating areas. The use of front yard umbrellas for shading of plants is not appropriate and will not be permitted.

Exhibit "B"

Security Signs

1. The applicant must submit size, color, number, location, and graphics, as well as an explanation of need to the Committee.
2. Each property is permitted no more than two security signs, each of which may not exceed 11"x14".
3. Applicants are encouraged to install the sign close to the main entry of the home. For larger properties or properties with unique circumstances, a second sign may be considered. Signs may not be installed in common areas or on common area walls. Signs may be permitted on gates, but never on, or overhanging walls. No more than one sign of any kind on a gate.
4. All security signs must be professionally manufactured.
5. The sign must be supported by a post that is painted, stained, or finished in a color compatible with the residence.

No Trespassing Signs

1. The applicant must submit size, color, number, location, and graphics, as well as explanation of need to the Committee.
2. No Trespassing signs must contain exactly the language required by the City of Scottsdale so they can be enforced by the police. See example picture below.
3. No Trespassing sign may be no larger than 18" x 24", must be metal or high-density plastic, be professionally manufactured, contain only the text required by applicable law, and mounted on a post painted, stained, or finished a color that is compatible with the residence.
4. Signs are not permitted in common areas or on common area walls. They may be permitted on gates, but never on, or overhanging walls. No more than one sign of any kind on a gate.
5. The Architectural Committee reserves the right to limit the location and number of such signs.

Exhibit "C"

Flagpoles

1. All permanent flagpoles and their locations must be approved in writing by the Architectural Committee prior to installation.
2. Only one (1) flagpole is permitted per residence, and the maximum permitted height above ground is to be no more than the height of the rooftop of the member's home. Flagpoles must be made of metal and must be factory finished in black, bronze, white, satin aluminum or clear. Any other color will be reviewed on a case-by-case basis.
3. Flagpoles may be erected in either the front or rear yards.
4. Only the following flags are permitted to be flown from flagpoles and flag holders mounted on the fronts of houses:
 - The flag of the United States
 - The current official flag of the State of Arizona
 - The POW/MIA flag
 - An Arizona Indian Nation's flag
 - The Gadsden flag
 - A flag of a branch of the uniformed armed services of the United States. Other historical flags associated with the United States armed services, but not currently flown by a branch of the United States armed services, may not be displayed on Lots
 - A first responder flag (which may incorporate the design of one or two other first responder flags to form a combined flag)
 - A blue star service flag or gold star service flag
 - Any other flag specifically permitted by A.R.S. § 33-1808 or other applicable law.
5. No more than two (2) flags may be flown at once.
6. Other flags and/or banners may be flown or displayed to celebrate special events, seasons, and holidays, provided however, that such flags and banners are commercially manufactured and in good taste. Any flags celebrating special events shall be flown no earlier than five (5) days before the event and removed no later than five (5) days after the event. Political or commercial (advertising) banners, pennants and flags are specifically prohibited. The Architectural Committee is authorized to prohibit the display of any flag not specifically authorized herein that it deems inappropriate.
7. The use of permitted flags in a manner inconsistent with appropriate flag etiquette to indicate political disagreement or protest is prohibited. The use of badly worn or tattered flags is also prohibited.

Exhibit “D”

Political Signs (*in accordance with AZ Statute §§ 33-1808 & City of Scottsdale Sign Ordinance Sections 8.600 & 8.601 Temporary Non-Commercial Signage Regulations*)

- a. Political signs are permitted no earlier than seventy-one days (71) before the Primary Election and must be removed no later than 15 days after the General Election. Signs for Primary Election candidates who do not advance to the General Election must be removed no later than 15 days following the Primary Election. Association-specific political signs relating to a Board election or other issue for which Owners are voting may be placed on a Lot no sooner than the date written or absentee ballots are provided to Owners for that election or issue and must be removed no later than three (3) days after the vote. No more than nine square feet of Association-specific political signs may be placed on a Lot, and no such sign may contain profanity or discriminatory text, images, or content based on race, color, religion, sex, familial status or natural origin as prescribed by federal or state fair housing laws.

Exhibit “E”

- First, leave the CC&Rs unchanged.
- Second, make the following changes to the Guidelines:
 - P20. Remove the entire **Variations** section in its entirety.

VARIANCES

(CC&Rs Article IV, Section 5, Page 26)

The Board may, at its option and in extenuating circumstances, grant variances from the restrictions set forth in Article IV of the CC&Rs or in any Tract Declaration. If the Board determines, in its discretion, either that a restriction would create an unreasonable hardship or burden on an Owner or Lessee, or that a change of circumstances since the recordation of the Declaration has rendered such restriction obsolete and that the activity permitted under the variance will not have any substantial adverse effect on the other people on Scottsdale Ranch and is consistent with the high quality of life intended for residents of Scottsdale Ranch a variance may be granted.

Any request for a variance must be in writing.

- P35. Remove the last line of the first paragraph.

However, Owners may request a variance from the Board of Directors as discussed in Article IV, Section 5 of the CC&Rs (Page 26).

- P43. Under the Variations section, replace the paragraph that currently starts with “Pursuant to...” with the paragraph suggested by legal counsel:

- a) The property has unusual characteristics not found on neighboring or similar style properties;
- b) The unusual characteristics are inherent to the property, not the result of actions or omissions by the current or prior Owners; and
- c) Granting the variance will not have any substantial adverse effect on the Owners, Lessees and Residents of Scottsdale Ranch and is consistent with the high quality of life intended for residents of Scottsdale Ranch.

The Architectural Committee does not intend to grant a variance solely for the purposes of reducing the cost of compliance with the Rules and Guidelines in the absence of unusual characteristics on the property that are not the fault of the Owner. The documentation of any variance granted will clearly state the unusual characteristics upon which the variance is based.