

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, February 28th, 2023
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

Members Absent:	Jeff Spiller	Director
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Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

Others Present:	Gregory Fuller	9885 E. Cinnabar Ave.
	Deb Fitz	10401. N. 100 th St. #1
	Tim Ng	Whitestone REIT
	David Chambers	Whitestone REIT

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 January 24, 2023, open session meeting. Motion passed.

PRESIDENT'S

REPORT: Matt discussed the voting quorum and Annual meeting.

ACTION ITEMS:

Compliance Appeal: **Fuller Courtyard Appeal – 9885 E. Cinnabar**
Fullers wanted to leave the courtyard wall as it was built and add plant materials to cover some of the wall.

MOTION: It was moved and seconded to deny the appeal to overturn the Architectural Committee's disapproval of the modifications to the courtyard wall. The board encouraged homeowners to go back to the SRCA Architectural Committee with other alternatives to break up the expanse of the long wall. Motion passed. Matt Metz and Michele Holzman abstained.

Debra Fitz wall appeal

Deb Fitz requested that the board waive the requirement to hire an engineer to sign off on the drawings to extend the wall bordering 100th St to match the wall of the west side of 100th St.

MOTION: It was moved and seconded to uphold the board's engineering requirement. Motion passed. Nina Munson and Greg Mona opposed.

MOTION: It was moved and seconded that Association to pay half of the cost, not to exceed \$1,250. Motion passed. Matt Metz opposed.

Finance:

2022 Audit- Financials

MOTION: It was moved and seconded to accept the 2022 financial audit as presented by Butler Hansen. Motion passed.

**Management
Operations:**

Mercado plat split

Tim Ng presented a proposal to replat a portion of the Mercado by splitting the land that Circle K is on from the rest of the parcel.

MOTION: It was moved and seconded to deny the replating request from Whitestone REIT. Motion passed.

Gun Policy

The board consensus was to pursue a non-violence policy that might include a no guns policy. This will be discussed in greater detail at a future meeting.

**Committee
Reports:**

Architectural – Nothing new to report.

Communications- Nina Munson reported that the new bi-fold brochures are in use.

Community Leadership- Mike Breslin stated that a spring educational luncheon is being planned with a topic of Water Conservation.

Election – Michele Holzman stated that SRCA should look into forming a committee to cultivate new board members.

Finance- Nothing new to report.

Governmental- Nothing new to report.

Lake – Greg Mona reported that the lake is in good shape.

Social- Nina Munson stated that Movie in the Park is this Friday.

**New
Business:**

None

Open Discussion:

The board declined an offer from Electracraft to host a boat tour day at Lake Serena.

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 6:33 p.m. Motion passed.