

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**Tuesday, March 28, 2023**  
Held via Zoom  
Scottsdale Ranch Community Association  
10585 N. 100th Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Matt Metz	Director
	Nina Munson	Director
	Mike Breslin	Director
	Michele Holzman	Director
	Larry Schmalz	Director
	Louba Rapoport	Director

<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

<b>Others Present:</b>	Aviv Damari & Barbara Lewis	9873 E. Turquoise Ave.
	Jacqueline VanOrt	10017 E. Mountainview #1067
	Aida Farrell	9815 N. 100 <sup>th</sup> Place
	Paul MacDougall	10080 E. Mountainview Lake Dr.
	Steve Peck	9874 E. Turquoise Ave.
	Dave Specht	10465 E. Cinnabar Ave.

**Call to Order:** Matt Metz called the open meeting to order at 5:00 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 28, 2023, open session meeting. Motion passed.

**PRESIDENT'S**

**REPORT:** Matt discussed the need to schedule a board retreat in the upcoming months. Encouraged board members to send availability to staff.

**Board Appointment:** **MOTION:** It was moved and seconded to appoint Dave Specht to fill the vacant board position for a 2-year term. Motion passed.

**Election of Officers:** **MOTION:** It was moved and seconded to appoint the following officers of the board for 2023/2024. Motion passed.

1. President- Matt Metz
2. Vice President- Michele Holzman
3. Treasurer-Mike Breslin
4. Secretary-Nina Munson

**Committee**

**Appointments:** **MOTION:** It was moved and seconded to appoint the following board members to the committees as listed. Motion passed.

Architectural – Michele Holzman, Chair; Matt Metz, Vice Chair  
Communications – Nina Munson, Chair; Louba Rapoport  
Community Leadership – Dave Specht, Chair; Mike Breslin  
Election – Louba Rapoport, Chair; Mike Breslin  
Executive – Michele Holzman, Chair; Matt Metz, Dave Specht  
Finance – Mike Breslin, Chair; Louba Rapoport  
Governmental – Larry Schmalz, Chair; Matt Metz, Michele Holzman  
Lake – Larry Schmalz, Chair; Dave Specht  
Personnel – Matt Metz, Chair; Mike Breslin, Nina Munson  
Social – Nina Munson, Chair; Dave Specht, Louba Rapoport

**ACTION ITEMS:**

**Compliance Appeal:** **Courtyard Appeal – 9873 E. Turquoise Ave.**

The homeowners are requesting a reversal of the denial to construct a courtyard wall.

**MOTION:** It was moved and seconded to uphold the Architectural Committee's disapproval of the courtyard wall design as presented. The board encouraged homeowners to go back to the SRCA Architectural Committee with other alternatives. Motion passed. Matt Metz and Michele Holzman abstained.

**Finance:**

**Financials**

**MOTION:** It was moved and seconded to accept the January and February financial statements and file for audit. Motion passed.

**Architectural:**

**MOTION:** It was moved and seconded to accept the following addition to the Architectural Guideline language relating to courtyard walls as recommended by the architectural committee.

Front courtyard walls

a. Courtyard walls shall not exceed 6' in height. Pillars and archways extending above the height of the wall must be appropriate in size relative to the height of the wall, any approved gate, and the property in general.

b. To avoid the appearance of monolithic masses, the committee may require courtyard walls be visually interrupted using methods including, but not limited to, openings (with or without inserts such as tiles, metalwork, etc.), height variations, jogs or turns, and/or other features. Plant materials may not serve as a sole interruption to a large mass because of their temporary nature.

c. In evaluating the need for visual interruptions in courtyard walls, the Committee may take into account other factors including, but not limited to, the distance of the courtyard wall from the street, elevation changes on the property, proximity to other structures, etc.

Motion passed.

**Social:**

**MOTION:** It was moved and seconded to appoint Donna Hunter as a member of the Social Committee. Motion passed.

**Operations: Dog Park Agreement**

**MOTION:** It was moved and seconded to adopt the dog park agreement to be used for all future dog parks to be located within Scottsdale Ranch once architectural approval is received for each site. (Exhibit "A") Motion passed.

**Committee  
Reports:**

**Architectural** – Michele brought up needing new members for the committee.

**Communications-** Nothing to report.

**Community Leadership-** Mike Breslin stated that our spring educational luncheon with the topic of Water Conservation is scheduled for April 18<sup>th</sup>, 2023.

**Finance-** Nothing new to report.

**Governmental-** Nothing new to report.

**Lake** – Nothing to report.

**Social-** Nina Munson stated the Fishing Derby and Lake Fest were a hit!

**New  
Business:**

None

**Adjournment:**

**MOTION:** It was moved and seconded to adjourn the regular meeting at 6:09 p.m. Motion passed.