

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

Tuesday, June 27, 2023

Held via Zoom

Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:

Matt Metz	President
Michele Holzman	Vice President
Mike Breslin	Treasurer
Larry Schmalz	Director
David Specht	Director

Members

Absent:

Nina Munson	Secretary
Louba Rapoport	Director

Staff Present:

Kathe Barnes	Executive Director
Kathy Diab	Homeowner Liaison

Others Present:

Bill Bell	Contractor for Arikat
Lenna Murray	10227 N. 98 th Pl.
Paula Price	10348 N. 99th St.
Ellen Blum	10579 E. Saddlehorn Dr.
Michelle Mullane	9818 E. Ironwood Dr.
Jeff Spiller	9669 E. Ironwood Dr.
Gina Zima	City of Scottsdale Representative
Ms. Arikat	10318 N 99 th St

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 April 25, 2023 open session meeting and the Board Retreat minutes of May 15, 2023.

Motion passed.

PRESIDENT'S

REPORT: Matt discussed the Board of Retreat goals from the past meeting on May 15, 2023.

- Arch goals– Michele Holzman, Matt Metz, and Kathe will discuss modernization. Kathe is looking for an architect to assist in reviewing larger remodels. Kathe is also continuing to look at re-vitalizing common areas and possibly forming a sub-committee.
- Communications – The Communications Committee will discuss better communication tips.
- Volunteerism- Dave Specht is going to work on ways to get more people to volunteer.
- Review events/services – Social Committee review whether to add or delete.

ACTION ITEMS:

**Architectural
Appeal:**

Window appeal – 11126 E. Carol

The homeowners are requesting a reversal of the denial to leave the wider frame size windows that were installed.

MOTION: It was moved and seconded to reverse the Architectural Committee's disapproval of the windows as presented. The board approved the windows as installed based on the following:

- This is a custom home subdivision, so all the properties are, by design, unique. The uniqueness of the homes in this custom-home neighborhood qualifies as unusual circumstances.
- The fact that this is a custom home in a custom home subdivision was not a result of acts or omissions of the current or prior owners.
- There are other homes in this subdivision with similar wide window frames (both built originally and approved prior to the rule change), so allowing wider window frames in this location does not cause an unacceptable difference compared to neighboring properties.

Motion passed. Larry Schmalz against. Matt Metz and Michele Holzman abstained.

**Architectural
Appeal:**

Appeal – 10318 N. 98th St.

The homeowners are requesting a reversal of the architectural committee's denial for a second story and balcony in the rear of the house.

MOTION: It was moved and seconded to uphold the denial from the SRCA Architectural Committee.

Motion passed. Matt and Michele abstained.

Finance:

Financials

MOTION: It was moved and seconded to accept the April and May financial statements and file for audit. Motion passed.

MOTION: It was moved and seconded to approve Option 1 for the Property and Liability insurance renewals as recommended by the Finance Committee to be effective July 1, 2023. (Exhibit "A")

Motion passed.

**Management
Operations:**

City of Scottsdale trash service accommodation

Gina Zima discussed how the program works. The board will table this matter to discuss the matter further with the association's legal counsel.

Employee Handbook revisions

Revisions were presented as recommended by SRCA HR attorney, Denise Blommel. Dave Specht questioned the section regarding the policy with the U.S. Department of Labor for employee breaks.

MOTION: It was moved and seconded to accept all the recommended revisions except for the section regarding breaks. (Exhibit “B”)
Motion passed.

Entryway RFP update

Kathe Barnes stated that 14 RFPs were sent out and only 2 proposals were received. The costs were so far apart; therefore, additional bids are needed.

The board concurred that a review of the plans in detail would be prudent looking for possible ways to scale back the scope of the project to reduce costs.

Bill Howard Resignation

Bill Howard resigned from the various committees due to moving from Scottsdale Ranch.

**Committee
Reports:**

Architectural – Kathe stated she has reached out to 4 architects to assist with big projects prior to going to the Architectural Committee.

Communications - Will reschedule the next meeting.

Community Leadership - They will meet in a few months to plan the fall event.

Finance - Nothing new to report.

Governmental - A committee meeting has been scheduled for July 11th to discuss the proposed apartments on 92nd St.

Lake – Larry discussed putting more microbes in the lake.

Social - Events will start in September.

**New
Business:**

The board agreed to hold board meetings in person starting in August as well as all committees in July.

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 6:45 p.m.
Motion passed.