

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

Tuesday, August 22, 2023

Held in person and 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
	Nina Munson	Secretary (via Zoom)
	Louba Rapoport	Director (via Zoom)

Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison (Zoom)

Others Present:	Jeff Spiller	9669 E. Ironwood
	Glenn Spencer	10492 N. 106 th Pl.
	Richard Norris	Spencer Architect
	Todd Norris	Spencer Architect
	Dan Ramsey	10576 E. Saddlehorn
	Dave Weinkauff	9442 N. 106 th Pl.
	Paul MacDougall	10080 E. Mtnview Lake Dr.#166

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 June 27, 2023 open session meeting. Motion passed.

**PRESIDENT'S
REPORT:**

None

Entryway RFP update

Kathe Barnes stated that 14 RFPs were sent out and only 2 proposals were received. Kathe, Michele and Matt met with one vendor to look at ways to scale back the project due to cost. Electrical is the largest cost, they are looking into low voltage lighting.

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 and do in phases. Revised RFPs will be sent out.

ACTION ITEMS:

**Architectural
Appeal:**

10492 N. 106th Pl.

The neighbors are appealing the Architectural Committee's approval of a Casita to be located in the rear yard based on the negative impact to their property.

(Nina Munson joined the meeting during the above discussion.)

MOTION: It was moved and seconded to reverse the Architectural Committee's approval of the Casita. The homeowners will look at ways to minimize impact and provide a revised plan to the Architectural Committee for review.

Motion passed. Matt Metz and Michele Holzman abstained.

Finance:

Financials

MOTION: It was moved and seconded to accept the June and July 2023 financial statements and file for audit. Motion passed.

**Management
Operations:**

ARC Rules & Guidelines

MOTION: It was moved and seconded to accept the new Wall Language as presented by the Architectural Committee as follows:

Walls/Fences/Gates

1. Prior to the construction, modification or removal of any fence, wall or gate, plans indicating the location, materials, design, height, and color to be used must be submitted to the Architectural Committee for review.
2. Walls in front yards must match the building's architecture, texture, and color.
3. The standard height of party walls or fences shall be measured from the higher of the two grade levels on each side of the wall and shall be six feet, plus or minus two inches. Heights varying from this may be approved on a case-by-case basis.

STE request change in AC Screening Ruling

MOTION: It was moved and seconded to accept the recommendation of the Architectural Committee to not make any changes to the requirements that air conditioning equipment and machinery must be screened with a wall to match structure. Motion passed.

City of Scottsdale trash service accommodation

The board agreed that SRCA will with the city and the homeowner one on one that request the program. In most instances, this would fall under the Fair Housing Act for an accommodation for a disability.

**Committee
Reports:**

Architectural – Nothing new to report.

Communications – and the committee met to review the current avenues used for communications with homeowners as requested by the board. It was the consensus of the committee that the current vehicles that are in place for communications are sufficient.

Community Leadership – Dave stated there is a meeting next week.

Finance – First budget draft has been completed and will be reviewed by the Finance Committee next week.

Governmental – Nothing new to report.

Lake – Nothing new to report.

Social - Events will resume in September. Matt encouraged the Board to attend as many of the events as possible.

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New

Business: None

Adjournment: **MOTION:** It was moved and seconded to adjourn the regular meeting at 5:40 p.m.
Motion passed.