

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, October 24, 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 (in at 4:54 p.m.)
	Larry Schmalz	Director
	David Specht	Director
	Nina Munson	Secretary
	Louba Rapoport	Director (via Zoom)

Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

Others Present:	Denise Georgelos	9885 E. Cinnabar (via Zoom)
	Ken Gawron	10550 E. Vogel Ave. (via Zoom)
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166 (via Zoom)

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 August 22, 2023, open session meeting. Motion passed. Louba Rapoport abstained.

PRESIDENT'S REPORT: None

ACTION ITEMS:

Finance: **Financials**
MOTION: It was moved and seconded to accept the August and September 2023 financial statements. Motion passed.

Architectural: **Wall Faux Painting**
Homeowners were approved to build a wall on the east side of 100th St. south of Shea. The red brick detail was not available; therefore, they had one row of brick painted to match the existing bricks.

MOTION: It was moved and seconded to approve the faux painting of the red brick. Motion passed. Matt Metz opposed.

Social Committee Appointment

MOTION: It was moved and seconded to appoint Von King to be a member of the Social Committee. Motion passed.

**Management
Operations:**

2024 Annual Meeting Date

Kathe Barnes suggested March 21, 2024 at 6:00 p.m. for the Annual Homeowners' Meeting.

MOTION: It was moved and seconded to approve to hold the Homeowners' Annual Meeting on March 21, 2024, at 6:00 pm. Motion passed.

(Mike Breslin joined the meeting.)

Entryway renovation update

Kathe Barnes presented a brief summary of the current bids she has received for phase 1 of the entryway project. She is getting more bids and meeting with the contractors to ensure apples to apples comparison is taking place.

2024 Budget Draft

Kathe Barnes presented and reviewed the draft of the 2024 budget which has been reviewed and is recommended by the SRCA Finance Committee. The budget includes a 6% increase in the annual assessment.

MOTION: It was moved and seconded to accept the 2024 Budget as presented, taking the annual assessment per unit from \$435 to \$463. (See Exhibit "A" Budget Summary.)

Motion passed.

Reserve Study Update Proposal

MOTION: It was moved and seconded to accept the recommendation to hire Smart Property to conduct an update of the SRCA Reserve Study in the amount of \$5,560 for the first year and \$1,800 thereafter. Motion passed.

**Committee
Reports:**

Architectural – Nothing new to report.

Communications – Nothing new to report.

Community Leadership – Dave discussed the Legislative Update meeting with Lynn Krupnik. There will be a meeting scheduled next in January or February.

Finance – Next meeting is Nov. 7, 2023.

Governmental – Nothing new to report.

Lake – Next meeting will be scheduled for November or December.

Social – Nina discussed not holding a September Food Truck Friday and the decision to move the Fall Festival to November for cooler weather. The board concurred with the committee's idea to introduce the idea to compile a map of Christmas lights in SR for residents to view. This will be placed on the website.

Scottsdale Ranch Community Association
Board of Directors' Meeting
October 24, 2023

New

Business: None

Adjournment: **MOTION:** It was moved and seconded to adjourn the regular meeting at 5:42 p.m.
Motion passed.