

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, November 28, 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 Phone)
	Louba Rapoport	Director (via Zoom)

Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

Others Present:	Susan & Michael Chesin	10892 E. Fanfol Ln.
	TJ Boer	10882 E. Fanfol Ln.
	Dave Caltabiano	10123 E. San Salvador
	Jeff Spiller	9669 E. Ironwood
	Paul MacDougall	10080 E. Mtnview Lake Dr.

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.

Minutes: **Approval of**
MOTION: It was moved and seconded to approve the minutes of October 24, 2023 open session meeting. Motion passed.

**PRESIDENT'S
REPORT:**

Matt reviewed that there will be three positions open for the Board with one of the members who cannot serve another term, Michele Holzman. He asked everyone to think of people to recruit for the open positions.

ACTION ITEMS:

Architectural Appeal: **Casita appeal 10882 E. Fanfol**

The neighbors, the Chesins, presented their appeal of the SRCA Architectural Committee's approval to build an addition onto an existing casita.

MOTION: It was moved and seconded to overturn the approval of the Casita addition. Motion passed. Dave Specht opposed. Matt Metz and Michele Holzman recused themselves. Nina Munson abstained.

Finance:

Financials

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

**Management
Operations:**

Open house signage update

Kathe Barnes presented revisions to the open house signs due to changes of the City of Scottsdale ordinances.

MOTION: It was moved and seconded to adopt new open house sign rules as follows:

Pursuant to Arizona law, real estate signs may be placed on a Lot without any prior review or approval in accordance with A.R.S. § 33-441 and A.R.S. § 33-1808 pursuant to the following provisions:

1. The signs shall be commercially produced signs indicating the property is for sale, for rent or for lease.
2. The size of the sign and the sign rider shall be in conformance with the industry standards. The laws define industry standards as a sign that does not exceed 18 x 24 inches and the sign rider shall not exceed 6 x 24 inches. No such sign may extend beyond a property Owner's Lot boundary.
3. For sale signs can only be placed on an Owner's Lot and are not permitted to be attached to a shared wall.
4. Open house signs as may not be prohibited by law are permitted and shall be used to direct traffic to a residence for sale.
5. All off-premise open house directional signs shall be allowed at a rate of one (1) sign per turning movement beginning at the residence for sale and allowed for a maximum of one (1) mile distance from the residence for sale.
6. All open house signs must also be placed in accordance with City of Scottsdale sign ordinances. The more restrictive rule prevails.
7. Open houses may only be conducted between the hours of 8:00 am and 6:00 pm and shall be used only when a salesperson or homeowner or homeowner's agent is present during the time of the open house.

Motion passed.

Entryway renovation update

Kathe Barnes presented a brief summary of the current bids she has received for the entryway project. She is getting clarification on the various bids received and meeting with the contractors to ensure an apples-to-apples comparison is taking place.

Aerator Replacement

Kathe Barnes requested ratification for the purchase of two replacement blowers/motors for the aerators on Lake Serena. She received emergency approval from Matt Metz and Mike Breslin for the expenditure of \$27,266.84.

MOTION: It was moved and seconded to ratify the reserve expenditure paid to the Pump Man in the amount of \$27,266.84 for two blowers.

Motion passed.

2024 Board Meeting dates

MOTION: It was moved and seconded to accept the 2024 board meeting dates to be held at 4:30 p.m. as follows:

January 23, 2024
February 27, 2024
March 21, 2024 (Annual Homeowners' meeting at 6 pm)
March 26, 2024
April 16, 2024 **
May 28, 2024
June 25, 2024
July 23, 2024
August 27, 2024
September 24, 2024
October 22, 2024
November 19, 2024 **
December 17, 2024 **

** Date has been changed to accommodate the Holiday.

Motion passed.

**Committee
Reports:**

Architectural – Next meeting is December 20, 2023.

Communications – Nina told us about the analytics they are receiving for the website and portal and how it will provide the current trends.

Community Leadership – There will be a meeting scheduled in late December or January.

Finance – Nothing new to report.

Governmental – Nothing new to report.

Lake – Next meeting will be scheduled for December or January, depending on when we receive the report about the lake water.

Social – Nothing new to report.

**New
Business:**

None

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 5:50 p.m.
Motion passed.