

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, February 27, 2024
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
	Louba Rapoport	Director
	Nina Munson	Secretary

Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

Others Present:	Michael Chesin	10892 E. Fanfol Ln. (via Zoom)
	Bonnie Wolfgang	9448 N. 106 th St.
	Stephen Prudinoff	9448 N. 106 th St.
	TJ Boer	10882 E. Fanfol Ln. (via Zoom)
	Richard Norris	Spencer's Architect (via Zoom)
	Paul MacDougall	10080 E. Mtnview Lake Dr. (via Zoom)
	Glenn Spencer	10492 N. 106 th Pl. (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.

Minutes: **Approval of MOTION:** It was moved and seconded to approve the minutes of December 12, 2023 Open Session & Executive Session meetings. Motion passed.

PRESIDENT'S REPORT:

Matt went over the SCOHA 2024 Annual Case Law seminar on Litigation and highlighted areas that pertain to SRCA.

ACTION ITEMS:

Architectural Appeals:

Finkelstein appeal

The board reviewed the Finkelstein's appeal of the SRCA Architectural Committee's approval of the Spencer's casita at 10492 N. 106th Place.

MOTION: It was moved and seconded to overturn the approval from the SRCA Architectural Committee for Spencer's casita due to the impact on neighboring property encouraging the applicant to look at ways to lower the structure and move closer to main house. Motion passed. Mike Breslin against. Matt Metz and Michele Holzman recused themselves.

Nuebeck appeal – 9861 E. Doubletree Ranch Rd.

The board reviewed the appeal of the Architectural Committees denial of the shed.

MOTION: It was moved and seconded to uphold the denial of the shed as the shed does not meet architectural guidelines to be stuccoed, painted and a roof to match the house. Motion passed. Matt Metz and Michele Holzman recused themselves.

Wolfgang Variance – 9448 N. 106th St.

Bonnie Wolfgang is asking for a variance to allow the use of a car cover for their limousine.

MOTION: It was moved and seconded to deny the variance of the car cover as there are no extenuating circumstances. Motion passed.

Finance:

Financials

MOTION: It was moved and seconded to accept the November, December 2023 and the January 2024 financials as presented and file for audit. Motion passed.

2023 Audit

Mike Breslin stated that Butler Hansen CPAs audited the 2023 financials and presented an unqualified position with no issues found. SRCA financial position remains strong.

MOTION: It was moved and seconded to accept the 2023 audit as presented by Butler Hansen. Motion passed.

Reserve Study

Kathe Barnes reviewed the new reserve study as presented by Smart Property showing the reserve study is 99% funded. All assets were updated.

MOTION: It was moved and seconded to adopt the 2024 reserve study as presented by Smart Property. Motion passed.

Governmental:

Mercado Villages Project

The board discussed the Mercado Villages project proposed for 92nd St. and its impact on Scottsdale Ranch.

MOTION: It was moved and seconded to accept the Governmental Committee's recommendation to be neutral on the project if Caliber would allow access to 92nd St. for the Kaplan property to the east. This would reduce the traffic impact on Scottsdale Ranch. Motion passed.

**Management
Operations:**

Teller Committee appointment ratification

MOTION: It was moved and seconded to ratify the prior approval of Paul MacDougall to the Teller Committee. Motion passed.

Entryway renovation update

Kathe Barnes presented a brief summary of the current bids she has received for the entryway project and her meetings with the various vendors. Since the decision of subbing out each part of the project has proved to be cost effective, the board agreed to solicit pricing for all 7 entrances.

Committee

Reports:

Architectural – Nothing new to report.

Communications – Nothing new to report.

Community Leadership – the luncheon on short-term rentals was well attended and very informative.

Finance – Nothing new to report.

Governmental – Nothing else to report.

Lake –They are putting together a proto-type for fish condos.

Social – Nina talked about the events coming up.

Election- Letters went out, the voting is open online.

New

Business:

None

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 6:48 p.m.
Motion passed.