

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**Tuesday, January 28, 2025**  
Held in person and via Zoom  
Scottsdale Ranch Community Association  
10585 N. 100th Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Matt Metz	President
	David Specht	Vice President (Via Zoom)
	Mike Breslin	Treasurer
	Ron Auerbach	Director
	Louba Rapoport	Director (Via Zoom)
	Nina Munson	Secretary
	Larry Schmalz	Director

<b>Staff Present:</b>	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

<b>Others Present:</b>	Paul MacDougall	10080 E. Mtnview Lake Dr. #166 (Via Zoom)
	Kelli Perkins	9739 N. 106 <sup>th</sup> Pl. (Via Zoom)
	Michael Van Hove	10432 E. Cinnabar (Via Zoom)
	Ron LaFever	9457 N. 106 <sup>th</sup> Pl.

**Call to Order:** Matt Metz called the open meeting to order at 4:36 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:  
Regular Session; December 17, 2024  
Executive Session; December 17, 2024

Motion passed.

**HOMEOWNERS'  
FORUM:**

None

**PRESIDENT'S REPORT:** None

**ACTION ITEMS:**

**ARCHITECTURAL APPEAL:**

Suntree East presented an appeal of the SRCA Architectural Committee's denial of Suntree East AC Screening recommendation.

**MOTION:** It was moved and seconded to uphold the denial of the request from the Suntree East Board of Directors to allow the painting of AC units that are minimally visible.

Motion passed. Matt Metz and Ron Auerbach abstained,

**FINANCE:**

**Financials**

**MOTION:** It was moved and seconded to accept the November 2024 Financials.  
Motion passed.

The annual Audit will take place the 4<sup>th</sup> week of January.

**Management  
Operations:**

**VOTE FOR PARKING AUTHORITY**

Kathe Barnes presented The Scottsdale Ranch Community Association Absentee Ballot-Public Roadway Authority that was recommended to be placed on the upcoming ballot by SRCA legal counsel.

**MOTION:** It was moved and seconded to place the parking vote on the ballot for the board election on April 3, 2025. Matt Metz and Larry Schmalz will draft a letter to homeowners explaining the vote and encourage a YES vote to be included with the Resident Ballot letter.

Motion passed.

**WATER RIGHTS**

Kathe Barnes discussed the sale of excess water rights and how the income may affect Scottsdale Ranch's non-profit 501c-4 status. The SRCA CPA has recommended that we reach out to a Water Tax Attorney to go over our options. SRCA's water right consultant has reached out to the parties that we are interested in their proposal.

**Committee  
Reports:**

**Architectural** – There have been fewer applications that have gone to the committee.

**Communications** – There is an upcoming meeting scheduled for Feb. 5<sup>th</sup>.

**Community Leadership** –There will be a meeting on Feb. 4<sup>th</sup>.

**Finance** –The 2024 audit is underway.

**Governmental-** Nothing new to report.

**Lake** – Committee will be building more batches of fish condos.

**Social** – We have many events coming up:

New Resident Party- Feb. 13, 5:30-7:30 p.m.

Food Truck Friday- Feb. 21, 5:00-7:00 p.m.

Meet the Candidates-Feb. 26, 6:00 p.m.

Movie in the Park-Feb. 28, 6:15 p.m.

Annual Meeting-April 3, 6:00-8:00 p.m.

Fishing Derby- April 5, 8:00-10:00 a.m.

Lake Festival- April 5, 11:00 a.m.-1:00 p.m.

Casino Night/Volunteer Dinner- May 1, 5:30-7:30 p.m.

**New  
Business:**

The new Dark Sky group has 6 resident volunteers and will meet on Feb. 11<sup>th</sup>.

**Adjournment:**

**MOTION:** It was moved and seconded to adjourn the regular meeting at 5:38 p.m.  
Motion passed.