

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, February 25, 2025
Held in person and via Zoom
Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:

Matt Metz	President
David Specht	Vice President
Mike Breslin	Treasurer
Ron Auerbach	Director
Louba Rapoport	Director (via Zoom)
Nina Munson	Secretary
Larry Schmalz	Director (via Zoom)

Staff Present:

Kathe Barnes	Executive Director
Kathy Diab	Homeowner Liaison

Others Present:

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 the January 28, 2025 Open Session meeting and the January 28, 2025 Executive Session meeting.

Motion passed.

HOMEOWNERS' FORUM:

None

PRESIDENT'S REPORT: Nothing new to report.

FINANCE:

Financials

MOTION: It was moved and seconded to accept the pre-audit December 2024 Financials. January was not ready to review.

Motion passed.

Management Operations:

- Kathe Barnes presented the comments by the Water Rights attorney related to the effect of the sale of water rights on the tax exempt status.

MOTION: It was moved and seconded to move forward with the sale of the excess water rights (511-acre ft.) based on the results from the water right consultant, attorney and CPA's review as this is considered an unproductive asset. The final agreement will be reviewed by the water right attorney before proceeding. Title

Scottsdale Ranch Community Association
Board of Directors' Meeting
February 26, 2025

insurance will be investigated as well.

Motion passed.

Committee

Reports:

Architectural – Matt noted the resignation of Pamela Chambers due to relocation.

Communications – Nothing new to report.

Community Leadership – There will be a Lunch and Learn on March 31, 2025 at 11:30 a.m. The guest speaker will be Charles Sellers.

Finance – The 2024 Audit will be presented to the committee next week.

Governmental- Nothing new to report.

Lake – Committee met and prepped materials for fish condos. The condos' will be completed March 7, 2025.

Social – The New Homeowner party was a success. Food truck Friday was very busy. They are looking at ways to re-vamp the food truck experience.

Movie in the Park is Friday, February 28,2025.

AD-HOC Light Pollution Committee- Several members have joined. The next meeting is March 24, 2025.

New

Business:

None

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 5:07 p.m.
Motion passed.