

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' RETREAT/TRAINING MINUTES**

**SRCA Community Center  
10585 North 100<sup>th</sup> Street  
Scottsdale, AZ 85258**

**June 12, 2025**

**Members**

**Present:**

Matt Metz	President
Dave Specht	Vice President
Michael Breslin	Treasurer
Nina Munson	Secretary
Mike Thorlin	Director
Peter Klausner	Director

**Members**

**Absent:**

Ron Auerbach	Director
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**Others**

**Present:**

Lynn Krupnik	Krupnik & Speas, Esq.
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**Staff**

**Present:**

Kathe Barnes	Executive Director
Kathy Diab	Homeowner Liaison

**Call to Order:**

Matt Metz called the retreat to order at 12:30 p.m.

**Lynn Krupnik**

**Legal Review:**

Lynn Krupnik presented information about the 2025 Arizona Legislative Updates. Other items discussed:

- Flag policy
- Parking Rules
- Solar Panel Law
- Political Signage
- Artificial Turf
- Rental Restrictions
- State Statues-Impact on Hoa Operations
- Fair Housing Consideration
- Architectural Guidelines
- Open Meetings, recording review.
- Foreclosure limitations, voting requirements.

(Lynn Krupnik left the meeting at 2:00 p.m.)

**Ice Breaker:** The board spent a little time engaging in an ice breaker exercise to get to know each other.

**Policy**

**Governance:**

Dave Specht went through SRCA's Mission Statement and Vision & Values. It was decided that no changes were necessary.

**Directional**

**Goals Setting:**

- Keeping our board educated and utilizing the experts when needed.
- Engaging with Sub-Associations about training.
- Address Adverse Litigation & Risk review.
- Financial discussion of analysis & decisions:
  - Investments
  - Operations
  - Review of the new Capital Improvement projects.

**Open  
Discussion:** None

**Adjournment:** The retreat was adjourned at 3:55 p.m.