

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING**

August 26, 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
Nina Munson	Secretary
Ron Auerbach	Director (Via Zoom)
Peter Klausner	Director
Mike Thorlin	Director

Staff Present:

Kathe Barnes	Executive Director
Kathy Diab	Homeowner Liaison

Others Present:

Michele Mullane	9818 E. Ironwood Dr.
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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 June 12, 2025, Board Retreat.
Motion passed.

MOTION: It was moved and seconded to approve the minutes of June 24, 2025, Open meeting.
Motion passed.

**HOMEOWNERS'
FORUM:**

Michele Mullane, a homeowner at Scottsdale Ranch, discussed the cost and the appearance of the new SRCA signage. She inquired why we didn't have a community vote on the design or the cost of the new signs and the decision to sell the water rights. She also spoke of her unhappiness with the violation process and feels we need to do more and make compliance standards higher.

**PRESIDENT'S
REPORT:**

Matt reminded the board how important it was for an HOA to be educated on HOA laws and best practices. He handed out a CAI Board Training Book to each member.

ARCHITECTURAL: The Awning rule update as recommended by the SRCA Architectural Committee was presented.

MOTION: It was moved and seconded to approve the update as follows:

The Architectural Committee is recommending the following changes to the Architectural Guidelines be approved and adopted. Please see the below architectural rule for awnings with the language changes. The edited language is depicted in an alternate font color.

Exterior awnings, curtains, roll up screens and roll up shades

1. Fixed awnings should be a minimum of five (5) feet from any Party Wall; exceptions may be allowed on a case-by-case basis for Cluster Residential.
2. Retractable awnings should be a minimum of five (5) feet from any Party Wall when extended; exceptions may be allowed on a case-by-case basis for Cluster Residential.
3. Retractable awnings will be considered for rear or side yards only; exceptions may be considered for front courtyards on a case-by-case basis.
4. Exterior curtains will be considered for rear or side yards only.
5. Exterior roller shades and rollup screens will be considered for rear or side yards only; exceptions are retractable security shutters that mount flush to the building.
6. In general, the shape, color, and material of exterior awnings, curtains, rollup screens, and roller shades must be compatible with the design characteristics of the residence and will be reviewed on a caseby-case basis.
7. Only solid color awnings **and valances** will be approved. **No patterns nor stripes are allowed.** Valances, **braiding and trim colors** must be the same color as the awning.

Motion passed. Peter Klausner opposed.

SOCIAL COMMITTEE:

The Social Committee is recommending Jaimi Foster be appointed as a member of the committee.

MOTION: It was moved and seconded to appoint Jaimi Foster as a member of the Social Committee.

Motion passed.

FINANCE:

Financials

MOTION: It was moved and seconded to accept the June 2025 and July 2025 Financials and file for audit.

Motion passed.

Management Operations:

The board discussed the newly adopted Arizona State Law change of permitted Construction hours for summer months. This change does not include landscaping.

MOTION: It was moved and seconded to keep Scottsdale Ranch's current construction and landscape hours in place.

Motion passed.

Committee Reports:

Architectural – Submittals continue to slow down for the during the summer months.

Communications – Nothing new. A meeting will be re-scheduled for September or October.

Community Leadership – Nothing to report.

Finance – Nothing new to report.

Governmental- Committee members are going to make a visit to the city to get to know people that work there and to discuss the bike signs that are faded throughout Scottsdale Ranch.

Lake – Next meeting is TBD.

Social – Getting ready for fall events beginning in September/October.

New Business: None

Adjournment: **MOTION:** It was moved and seconded to adjourn the regular meeting at 5:25p.m. Motion passed.

Appr'd _____ Date _____