

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

October 28, 2025

Held in person and via Zoom
Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:

Matt Metz	President
Mike Breslin	Treasurer (arrived at 4:37 p.m.)
Nina Munson	Secretary
Ron Auerbach	Director
Peter Klausner	Director
Mike Thorlin	Director

Absent:

David Specht	Vice President
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Staff Present:

Kathe Barnes	Executive Director
Kathy Diab	Homeowner Liaison

Others Present:

Hunter DiTallo	10678 E. Gold Dust Ave (Via Zoom)
Jake and Ann Amrani	9705 E. Mountainview Rd. #1056

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 August 26, 2025 board meeting.

Motion passed.

**PRESIDENT'S
REPORT:**

Matt Metz discussed a continued education Round Table he attended about Short Term Rentals. There is a website to check if a Short-Term Rental is registered with the City: str.scottsdaleaz.gov. Scottsdale Ranch has very few Short-Term Rentals because of our restrictive rules and 3rd party service used to monitor the rental sites.

COMPLIANCE

FINE APPEAL:

Hunter DiTallo appealed the compliance fines that were assessed to him.

MOTION: It was moved and seconded to reduce the fine by \$200 if the appellant to reroute the exposed external wiring so as not to be visible.

Motion failed to pass.

MOTION: It was moved and seconded to uphold the charges for the compliance fees assessed.

Motion passed. Peter Klausner opposed.

FINANCE:

Financials

MOTION: It was moved and seconded to accept the August 2025 and September 2025 Financials.

Motion passed.

MANAGEMENT OPERATIONS:

Arizona Permissible Flags and Political Flags were discussed. The board reviewed the rule revisions as recommended by legal counsel. It was suggested that we change our compliance rules to state “Per the United States Flag Code”.

MOTION: It was moved and seconded to adopt the changes to the verbiage in the rules, (Exhibit “A”) and to include language to be written by our attorney that includes intent to comply with the United States Flag Code.

Motion passed.

Committee Reports:

Architectural – Submittals have increased. The subject of modernization has come up in current submittals.

Communications – AI Chat Bot was reviewed for the SRCA website.

Community Leadership – Nothing to report.

Finance – The 2026 budget will be presented at the November board meeting.

Governmental- Peter Klausner visited City Government and the Police to inquire about getting new bicycle signs around SRCA.

Lake – The fall ordering for fish is coming up. The committee is looking for a new distributor. Algaecide and dye will be added to the lake.

Social – The first food truck was a couple weeks ago and was somewhat successful. Fall Fest is coming up in November.

Lighting Committee-They are trying to come up with a Universal Statement. The next meeting is next month.

New Business:

None

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 5:13p.m. Motion passed.

Appr'd _____ Date _____