

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

November 18, 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
	Nina Munson	Secretary
	Ron Auerbach	Director
	Peter Klausner	Director
	Mike Thorlin	Director
	Dave Specht	Vice President

Absent:	Mike Thorlin	Director
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Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

Others Present:	Jake & Ann Amrani	9705 E. Mt.View Rd. #1056
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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 October 28,2025 Open Session Board meeting.

Motion passed.

PRESIDENT'S REPORT:

Matt Metz discussed fraudulent emails that appear to be from him and stated we all need to be very cautious of AI/fraudulent emails.

ARCHITECTURAL: MOTION: The board reviewed the recommendations from the Architectural Committee to address commencement of construction prior to obtaining permits and the prohibition of submitting the same project for approval once denied.

MOTION: It was moved and seconded to adopt the following language that will be added to the Approvals and Commencement of Construction and Timeframe for Completion of Construction sections of the Architectural Guidelines:

“For projects requiring City, County, State or Federal permits, no demolition, excavation, construction or other work Visible From Neighboring Property, street, or Common Areas shall commence prior to obtaining said permits.”

The Executive Director shall work with legal counsel to determine where to place this in the fine schedule.

Motion passed.

MOTION: It was moved and seconded to adopt the following language that will be added at the end of the Appeals section of the Architectural Guidelines:

“No application denied by the Architectural Committee shall be presented again to the Architectural Committee for a period of one year from the date of the denial, unless the new application bears a material change from the original application. The SRCA Executive Director and Architectural Committee Chair each has the sole discretion to determine if the reapplication bears a material change.”

Motion passed.

FINANCE:

Financials

October financials not available at this time.

2026 Budget

Kathe Barnes reviewed the draft of the budget and answered questions.

MOTION: It was moved and seconded to accept the 2026 Budget as presented which will have no increase in assessments for 2026. Exhibit “A”

Motion passed.

Landscape contract

Kathe Barnes presented the results of a bidding process with other landscape companies for the maintenance of SRCA common areas. After review and working with SDL on improved technology and better pricing on extra work, Kathe Barnes recommended staying with SDL.

MOTION: It was moved and seconded to continue with Service Direct Landscape (SDL) for another 3 year contract in the amount of \$42,400 per month with no increase in the 2nd and 3rd year of the contract,

Motion passed.

Reserve Study

MOTION: It was moved and seconded to accept the Reserve Study update completed on 09/04/2025. Exhibit "B"

Motion passed.

MOTION: It was moved and seconded to transfer \$1.6M from the water right sale into the reserve account from the operating account.

Motion passed.

**MANAGEMENT
OPERATIONS:**

Flag Rules

Kathe Barnes reported that adding the US Flag Code to the SRCA Flags and Political Flag rules was reviewed by legal counsel. It was recommended to not refer to the Code in its entirety as it would be hard to enforce.

MOTION: It was moved and seconded to adopt the red-lined version without any changes regarding the US flag code. Exhibit("C")

Motion passed. Peter Klausner opposed.

2026 Board Meeting Dates

MOTION: It was moved and seconded to accept the 2026 Board of Directors meeting dates as presented. Exhibit "D"

Motion passed.

**Committee
Reports:**

Architectural – A new committee applicant is attending meetings and will possibly be recommended as a new committee member.

Communications – Nothing to report.

Community Leadership – The Fair Housing breakfast had minimal success for attendance. The next meeting is TBD.

Finance- Nothing more to report.

Governmental- Peter Klausner is continuing his visits to Scottsdale City Government departments.

Lake – In the last meeting, it was discussed to find funding to purchase larger fish.

Social – The Fall Fest was cancelled due to weather. The Holiday party is scheduled for December 13, 2025. Board members are encouraged to join the party.

Lighting Committee-The next meeting is scheduled for December 1, 2025. Kathe will review what legal counsel has recommended.

New Business:

None

Adjournment:

MOTION: It was moved and seconded to adjourn the regular meeting at 5:33 p.m. Motion passed.

Appr'd _____ Date _____

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
BUDGET SUMMARY
2026

<i>DESCRIPTION</i>	<i>2023 ACTUAL</i>	<i>2024 ACTUAL</i>	<i>9/30/2025 ACTUAL</i>	<i>12/31/2025 PROJECTED</i>	<i>2025 BUDGET</i>	<i>2025 PROJ v BDT VARIANCE</i>	<i>2026 BUDGET</i>	<i>2026 BUDGET VS 2025 BUDGET</i>	<i>2026 BUDGET VS 2025 PROJ</i>
Regular Assessments	1,713,465	1,823,757	1,367,818	1,823,757	1,823,757	-	1,823,760	3	3
Contract Services	66,310	66,310	-	66,310	66,310	-	66,310	-	-
Interest Income	49,675	80,350	90,565	110,000	55,420	54,580	91,450	36,030	(18,550)
Other Income	430,186	208,011	3,052,881	322,115	285,835	36,280	289,070	3,235	(33,045)
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Total Revenue:	2,259,636	2,178,428	4,511,264	2,322,182	2,231,322	90,860	2,270,590	39,268	(51,592)
EXPENSES:									
Landscape Maintenance	675,430	708,279	524,664	745,505	745,710	(205)	810,900	65,190	65,395
Lake Maintenance	155,589	167,301	113,855	163,976	163,945	31	183,970	20,025	19,994
Building Maintenance	146,237	149,823	113,127	161,550	167,925	(6,375)	179,840	11,915	18,290
Office Expenses	102,190	104,330	73,716	102,350	104,810	(2,460)	108,910	4,100	6,560
Administrative Expense	729,922	768,066	565,495	805,725	830,645	(24,920)	836,190	5,545	30,465
Recreational Expense	83,393	65,778	46,522	91,950	95,405	(3,455)	98,810	3,405	6,860
Communications	10,098	14,068	10,579	11,800	10,935	865	11,885	950	85
Total Expenses:	1,902,860	1,977,645	1,447,958	2,082,856	2,119,375	(36,519)	2,230,505	111,130	147,649
Contingency Expense	9,881	9,787	5,643	8,800	10,000	(1,200)	10,000	-	1,200
Capital Budget	1,000	712	15,997	15,291	20,000	(4,709)	2,400	(17,600)	(12,891)
Total Expenses:	1,913,741	1,988,144	1,469,598	2,106,947	2,149,375	(42,428)	2,242,905	93,530	135,958
OPERATING INCOME (LOSS)	345,895	190,284	3,041,666	215,235	81,947	133,288	27,685	(54,262)	(187,550)
Less Reserves from Working Capital	88,185	91,941	86,581	95,000	87,970	7,030	90,285	2,315	(4,715)
Capital Improvement Fund	10,000	125,000	56,250	125,000	75,000	50,000	10,000	(65,000)	(115,000)
Additional Reserve Deposit	50,000	45,000	-	25,000	-	25,000	-	-	(25,000)
INCOME (LOSS)	197,710	(71,657)	2,898,835	(29,765)	(81,023)	51,258	(72,600)	8,423	(42,835)
Depreciation Expense	82,106	84,632	58,579	78,090	81,360	(3,270)	72,600	(8,760)	(5,490)
NET INCOME (LOSS)	279,817	12,975	2,957,414	48,325	337	47,988	-	(337)	(48,325)

Annual assessment remains the same at \$463 unit

Executive Summary

Property Description		Financial Summary	
Property Name:	Scottsdale Ranch Community Association	Starting Reserve Balance:	\$2,515,747
Location:	Scottsdale, AZ	Fully Funded Reserve Balance:	\$1,679,239
Project Type:	Master Association	Percent Funded on 1/1/2026:	150%
Number of Units:	3938	Current Replacement Cost:	\$3,203,085
Age of Project:	41 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	\$836,508 or \$212.42 Per Unit Avg

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

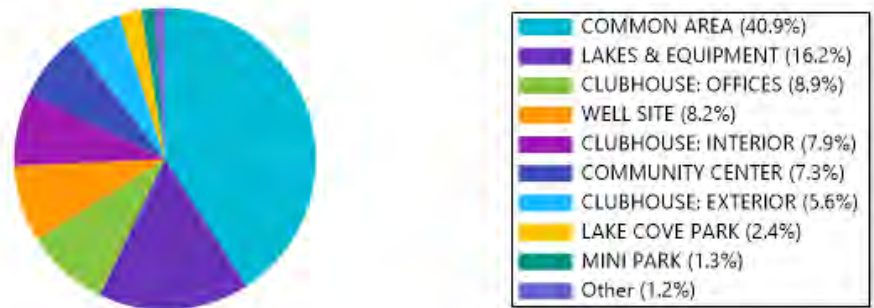
Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

Inflation:	Interest:	Annual Reserve Contribution Increase:
4.00 %	3.50 %	Varies
Applied to the anticipated expenditures	Applied to the average annual reserve balance	See individual funding models

Executive Summary

Expenditures by Category

Current Replacement Cost: \$3,203,085.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
100th Street Storage Building	30-30	17-17	\$5,694	\$3,696	\$190	\$2,467	\$99
CLUBHOUSE: EXTERIOR	5-30	1-17	\$180,740	\$165,571	\$12,619	\$110,517	\$6,553
CLUBHOUSE: INTERIOR	6-30	0-13	\$253,116	\$245,282	\$15,033	\$163,724	\$7,806
CLUBHOUSE: OFFICES	5-40	0-29	\$283,516	\$263,929	\$19,678	\$176,171	\$10,218
COMMON AREA	5-75	0-33	\$1,310,861	\$934,495	\$66,447	\$623,767	\$34,503
COMMUNITY CENTER	4-30	1-28	\$234,668	\$231,379	\$16,714	\$154,444	\$8,679
LAKE COVE PARK	12-30	5-23	\$76,982	\$36,090	\$3,441	\$24,089	\$1,787
LAKES & EQUIPMENT	5-70	2-35	\$519,328	\$357,705	\$21,889	\$238,765	\$11,366
MAINTENANCE YARD	10-30	1-20	\$30,922	\$30,367	\$2,000	\$20,269	\$1,038
MINI PARK	10-30	3-28	\$43,156	\$36,786	\$3,134	\$24,554	\$1,627
WELL SITE	4-30	0-21	\$264,103	\$210,448	\$15,047	\$140,472	\$7,813
Totals			\$3,203,085	\$2,515,747	\$176,192	\$1,679,239	\$91,489

Flagpoles

1. All permanent flagpoles and their locations must be approved in writing by the Architectural Committee prior to installation.
2. Only one (1) flagpole is permitted per residence, and the maximum permitted height is to be no more than the height of the main (excluding chimneys, vents, etc.) rooftop of the member's home. Flagpoles must be made of metal and must be factory finished in black, bronze, white, satin aluminum or clear. Any other color will be reviewed on a case-by-case basis.
3. Flagpoles may be erected in either the front or rear yards.
4. Only the following flags are permitted to be flown from flagpoles and flag holders mounted on the fronts of houses:
 - The flag of the United States
 - The current official flag of the State of Arizona
 - The POW/MIA flag
 - An Arizona Indian Nation's flag
 - The Gadsden flag
 - A flag of a branch of the uniformed armed services of the United States. Other historical flags associated with the United States armed services, but not currently flown by a branch of the United States armed services, may not be displayed on Lots
 - A first responder flag (which may incorporate the design of one or two other first responder flags to form a combined flag)
 - A blue star service flag or gold star service flag
 - Any historic version of the American flag, including the Betsy Ross Flag, without regard to how the stars and stripes are arranged on the flag
 - Any other flag specifically permitted by A.R.S. § 33-1808 or other applicable law.
5. No more than two (2) flags may be flown at once.
6. Any flag that qualifies as a "political sign" as defined by A.R.S. § 33-1808 may be flown within the time window that political signs are permitted to be displayed on Lots.
- 6.7. Other flags and/or banners may be flown or displayed to celebrate special events, seasons, and holidays, provided however, that such flags and banners are commercially manufactured and in good taste. Any flags celebrating special events shall be flown no earlier than five (5) days before the event and removed no later than five (5) days after the event. Political or commercial (advertising) banners, pennants and flags are specifically prohibited. The Architectural Committee is authorized to prohibit the display of any flag not specifically authorized herein that it deems inappropriate.
- 7-8. The use of permitted flags in a manner inconsistent with appropriate flag etiquette to indicate political disagreement or protest is prohibited. The use of badly worn or tattered flags is also prohibited.

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Political Signs (in accordance with AZ Statute §§ 33-1808 & City of Scottsdale Sign Ordinance Sections 8.600 & 8.601 Temporary Non-Commercial Signage Regulations)

"Pursuant to ARS 33-1808(D):

- a. Political signs which shall include any flags that fall within the definition of "political sign" set forth in A.R.S. § 33-1808, are permitted no earlier than seventy-one days (71) before the Primary Election and must be removed no later than 15 days after the General Election. Signs for Primary Election candidates who do not advance to the General Election must be removed no later than 15 days following the Primary Election. Association-specific political signs relating to a Board election or other issue for which Owners are voting may be placed on a Lot no sooner than the date written or absentee ballots are provided to Owners for that election or issue and must be removed no later than three (3) days after the vote. The maximum aggregate total dimensions of all political signs on a Lot shall not exceed nine square feet. No such sign may contain profanity or discriminatory text, images, or content based on race, color, religion, sex, familial status or natural origin as prescribed by federal or state fair housing law.

In addition, such other signs as may not be prohibited by law may be placed on a Lot subject to the restrictions applicable under such laws.

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Exhibit "D"

Scottsdale Ranch Community Association

Board of Directors'

2026 BOARD MEETING SCHEDULE

Meetings are scheduled on the fourth (4th) Tuesday of each month at 4:30 p.m. and held at the SRCA Conference Room at 10585 N. 100th St. unless otherwise noted.

January 27, 2026

February 24, 2026

March 19, 2026 (Annual Homeowners' meeting at 6 pm)

March 24, 2026

April 28, 2026

May 26, 2026

June 23, 2026

July 28, 2026

August 25, 2026

September 22, 2026

October 27, 2026

November 17, 2026 **

December 15, 2026 **

** Date has been changed to accommodate the Holiday.