

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

February 24, 2026

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
Dave Specht	Vice President

Absent:

Ron Auerbach	Director
Mike Thorlin	Director
Peter Klausner	Director

Staff Present:

Kathe Barnes	Executive Director
Kathy Diab	Homeowner Liaison

Others Present:

Jake & Ann Amrani	9705 E. Mt.View Rd. #1056
Paul MacDougall	10080 E. Mtnview Lake Dr. #166 (Via Zoom)
Kim Akin (Architect)	8340 E. Raintree, Scottsdale, AZ
Michael Cown	10474 N. 96 th Pl, Scottsdale, AZ
Kai Sun	10474 N. 96 th Pl, Scottsdale, AZ

Call to Order:

Matt Metz called the open meeting to order at 4:31 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 27, 2026 Open Session Board meeting.

MOTION: It was moved and seconded to approve the December 16,2025 Executive Session Board meeting.

**PRESIDENT'S
REPORT:**

Matt Metz discussed concept getting Scottsdale Ranch's logo put on the SDL safety vests so homeowners know it is SRCA. Kathe is getting proto-types and pricing.

ARCHITECTURAL APPEAL :

MOTION: It was moved and seconded to overturn the Architectural Committee's denial of the metal eyebrow at the property of 10474 N. 96th Pl. with the

stipulation that it remains painted with flat, matte finish.

Motion passed.

FINANCE:

Financials

MOTION: It was moved and seconded to accept the December,2025 financials and file for audit.

Motion passed.

- January 2025 financials will be emailed when they are available.

2025 Audit

A full audit was completed and found no issues. The audit firm issues a clean audit stating that SRCA has strong financial policies in place.

MOTION: It was moved and seconded to accept the 2025 audit. as presented by Butler Hansen audit firm.

Motion passed.

GOVERNMENTAL: The board approved the Laguna school's closing letter to be mailed to all homeowners in March. The board asked Kathe to check the % of decline in enrollment before mailing.

**MANAGEMENT
OPERATIONS:**

Crown Castle cell site lease

Crown Castle is currently looking for new tenants to be housed in the existing mono flag poles; therefore, asking SRCA to accept a reduced rate of \$500/month beginning in 2027 until a new tenant is found. Kathe is going to look at different options for the lease and report back to the board in March.

**Committee
Reports:**

Architectural – They have been receiving about 3-5 cases per meeting.

Communications –The AI chatbot for the website will be presented to the residents at the Annual Meeting and should be up and running shortly after that.

Community Leadership – The next event will be from the city of Scottsdale about water conservation and what rebates they offer residents. A poll was taken about when meetings should be held. It was decided that lunch time works best for most people.

Finance- The financial processes will be reviewed with Butler & Hansen this summer.

Governmental- Nothing more to report.

It was recommended that a representative from SR be on the Laguna committee. Possibly Peter Klausner or Kathe Barnes will participate.

Lake – We had re-stocking in December. The fish are growing and doing well. The lake is in good shape. A few of the committee members are looking into getting cylinders under docks to have an environment for fish to thrive. The fishing derby is coming up March 28, 2026.

Social – Food Truck Friday wasn't well received. Possibly due to the cold. The next event is in movie the park on Friday, February 27,2026.

Lighting Committee-A proposed revision to our guidelines will be presented to the board next month.

New Business: None

Adjournment: **MOTION:** It was moved and seconded to adjourn the regular meeting at 5:15 p.m. Motion passed.

Appr'd _____ Date _____