

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

March 24, 2026

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

Members

Present:	Mike Thorlin	Director (Via Zoom)
	Dave Specht	Vice President
	Mike Breslin	Treasurer
	Jake Amrani	Director
	Ron Auerbach	Director
	Peter Klausner	Director
	Michele Holzman	Director

Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

Others Present:	Ann Amrani	9705 E. Mt.View Rd. #1056
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166 (Via Zoom)

Call to Order: Dave Specht 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 February 24, 2026, Open Session Board meeting.

Motion passed.

PRESIDENT'S

REPORT: None

ELECTION OF OFFICERS: It was moved and seconded to appoint the following slate of officers for the upcoming year:

- 1. President-** Michael Thorlin
- 2. Vice President-** David Specht
- 3. Treasurer-**Mike Breslin
- 4. Secretary-**Jake Amrani

Motion Passed.

COMMITTEE APPOINTMENTS:

MOTION: It was moved and seconded to appoint the slate of committee chair and member appointments as presented on the spreadsheet. Motion was withdrawn.

MOTION: It was moved and seconded to appoint the following committee assignments. Kathe Barnes is asked to check with legal on voting in appeals before appointing the Architectural Committee Chair and members. Motion passed. Mike Breslin opposed.

1. **Architectural**-To Be Determined
2. **Communications**-Dave Specht (Chair), Jake Amrani
3. **Community Leadership**-Mike Breslin (Chair), Ron Auerbach, Dave Specht
4. **Election**-Ron Auerbach (Chair), Jake Amrani
5. **Executive**-Mike Thorlin (Chair), Michele Holzman, Peter Klausner
6. **Finance**-Mike Breslin (Chair), Jake Amrani, Mike Thorlin
7. **Governmental**-Peter Klausner (Chair), Michele Holzman, Ron Auerbach
8. **Lake**-Dave Specht (Chair), Michael Breslin, Peter Klausner
9. **Personnel**-Mike Thorlin (Chair), Matt Metz, Mike Breslin, David Specht
10. **Social**-Jake Amrani (Chair), Peter Klausner

ARCHITECTURAL APPEAL :

10555 E. Bella Vista

MOTION: It was moved and seconded to uphold the Architectural Committee's denial of the light fixtures on the front of the home as they do not match. They will need to re-submit an Architectural application for the new lights which can be approved on a staff level.

Motion passed. Michele and Ron recused themselves from the vote.

LIGHTING RULE REVISION:

MOTION: It was moved and seconded to accept the revisions to the lighting rules as presented by the Lighting Task Force and Architectural Committee with the exception of the maximum Kelvins would be 5,000 not 6,000 and a few grammatical corrections, (Exhibit "A") Motion passed.

FINANCE:

Financials

MOTION: It was moved and seconded to accept the January and February 2026 Financials.
Motion passed.

**MANAGEMENT
OPERATIONS:**

Kathe Barnes informed the board of her status as the Statutory Agent is going to end because of her retirement.

MOTION: It was moved and seconded to appoint Krupnik & Speas, LLC as the Statutory Agent for Scottsdale Ranch Community Association.
Motion passed.

**Committee
Reports:**

Architectural – Nothing to report.

Communications –The AI chatbot for the website was be presented to the residents at the Annual Meeting and will be announced in an upcoming email blast and up and running in April.

Community Leadership – The next event is next Tuesday, March 31, 2026 at 11:30 am. Speakers will be from the city of Scottsdale about water conservation and what rebates they offer residents.

Finance- Nothing to report.

Governmental- The Laguna letter was sent out. Peter is going to be involved for the second round of discussions.

Lake – The Fishing Derby is March 28, 2026 along with the Lake Fest 8:30 – 1:00.

Social – The Spring Festival is on April 11, 2026 at 2:00 p.m.-5:00 p.m. at Scottsdale Ranch Park.

New Business: None

Adjournment: **MOTION:** It was moved and seconded to adjourn the regular meeting at 6:14 p.m. Motion passed.

Appr'd _____ Date _____

LIGHTING

Scottsdale Ranch supports the City of Scottsdale policies for exterior and site lighting by encouraging quality lighting design by providing a sense of safety and security while reducing excessive light levels, light trespass, and glare. By reducing excessive light levels, light trespass and glare, homeowners can effectively light their property without adversely impacting the neighborhood.

1. No outside lighting may be placed or modified on any lot or parcel without the Architectural Committee's prior written approval.
2. Exterior lighting should be shielded and directed downward to maintain dark skies, whenever possible.
3. It is recommended that all exterior light sources be LED. Other lighting types will be considered. Fully or partially exposed or visible bulbs are discouraged.
4. Exterior lighting must be soft and indirect in white or yellow bulbs with a color temperature of 3,000 –5,000 Kelvins. Other colored bulbs will only be permitted to be used for holiday decorations. When using higher Kelvin bulbs, lower lumens are recommended.
5. Suggested lumens by usage:
 - 100 – 300 lumens per fixture for landscape lighting
 - 200 – 700 per fixture for house lighting such as porches and entry light fixtures
 - 700 – 1,300 per fixture for spotlights, floodlights or similar-type high intensity lighting
6. No spotlights, floodlights, or similar type- high intensity lighting shall be placed or utilized upon any residence which will direct light or produce excessive glare to any other residences or to the common areas or any part thereof. Outdoor spotlights/floodlights, whether triggered by motion sensors or not, that are attached to homes must be focused downward and shielded from view from adjacent properties. Motion sensor spotlights, floodlights or similar high-intensity lights should be aimed and calibrated such that they are triggered by motion on the property but not the street and will shut off within a reasonable amount of time. The light element must not adversely affect neighboring properties.
7. Landscape and accent lighting must be low voltage and shall not become a nuisance to neighbors. SRCA reserves the right to require that the brightness be lowered and/or the fixture shielded if it adversely affects the neighboring properties or common areas. To avoid light trespass, when possible, landscape lighting should be directed at landscaping and not on walls which may reflect light indiscriminately.
8. Apart from the temporary placement of lighting intended to celebrate an identifiable religious or cultural holiday as discussed in the Holiday Lighting section), string or rope lighting that is Visible From Neighboring

"EXHIBIT A"

Property, the street, or Common Areas is not permitted.

9. Lighting on the home must be mounted at a reasonable height and shall be reviewed on a case-by-case basis. No lighting, including spotlights, may be installed on top of parapet walls, party walls or any type of fencing.
10. Any permanent lighting intended to extend along rooflines, eaves, or trim is not permitted.
11. All exterior light fixtures must be complementary in style, material, and finish. Tennis court, sport court, and other similar lighting shall be reviewed by the Architectural Committee on an individual basis. Approval is subject to light type, orientation, adequate shielding of fixtures, site plan, use, brightness, and other factors, which the Architectural Committee considers to be in the best interest of the members of Scottsdale Ranch.
Sport court lighting may be used only between one hour prior to sunset and 10:00 pm.
12. The height of any sport court or outdoor light shall not exceed eighteen (18) feet in height and must be shielded so as not to shine on neighboring property, streets, or common areas.