

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

June 23, 2026

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

Members

Present:	Mike Thorlin	President
	Dave Specht	Vice President
	Mike Breslin	Treasurer
	Ron Auerbach	Director
	Michele Holzman	Director
	Peter Klausner	Director

Members

Absent:	Jake Amrani	Secretary
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Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

Others Present:	Tom & Melanie Conly	9709 E. Mtn. View Rd. #2601
	Doug Hather	10207 N. 98 th Pl.
	Mary Fickert-Hatcher	10207 N. 98 th Pl.
	Angela Zampino	10080 E. Mtnview Lake Dr. #159

Call to Order: Mike Thorlin called the open meeting to order at 4:28 p.m. and called the roll of the Directors. A quorum of Directors was present.

Previous

Minutes: **MOTION:** It was moved and seconded to approve the May 26, 2026 board meeting minutes with the corrections as presented by Peter Klausner. Motion passed.

President's

Update: Nothing new to report.

Action Items: **Architectural Appeals:**

Ficus Tree appeal-10207 N. 98th Pl.

MOTION: It was moved and seconded to table the appeal until both the homeowners, and SRCA can consult with a certified arborist on the effectiveness of root barriers for the Ficus Trees/Bushes. The homeowner will provide SRCA will the report ahead of the next Board meeting in August. Motion passed.

Edison Lights appeal-Racquet Club #2601

MOTION: It was moved and seconded to table the Edison light appeal until the an

ad hoc committee can be formed to review and create rules for cluster residential communities. Motion passed.

Finance

P&L Insurance renewal

The Finance Committee reviewed the options presented by La Barre/Oksnee. Overall the premiums increased 13.5%. The main policy will remain with Philadelphia.

MOTION: It was moved and seconded to accept Option 1 as presented by the insurance broker. (Exhibit “A”) Motion passed.

Management Operations:

Holiday Construction/Landscaping hours

Kathe Barnes proposed that we add holidays to the current Sunday hours for construction & landscaping. We would follow the Federal Holidays. She will review this change with our attorney. The CC&R’s will have to be amended.

MOTION: It was moved and seconded to work with the attorney on an amendment to present to the membership with the 2027 board election on the Sunday construction & landscaping hours for Holidays. Motion passed.

Best Practices proposal for lighting & water.

Peter Klausner presented a proposal for SRCA to develop an educational guide for homeowners concerning best practices for exterior lights & water conservation. An Ad-Hoc committee would be put together with Board members & homeowners. Ron Auerbach volunteered to assist Peter on the committee.

MOTION: It was moved and seconded to approve the formation of an ad hoc committee to put together best practices for lighting and water conservation and present it to the board. Motion passed.

Architectural/window replacement review

Kathe Barnes presented the new checklist for windows to help alleviate miscommunications on architectural submittal issues for windows.

MOTION: It was moved and seconded to postpone the review of this topic until the next Board meeting in August.

Committee Reports:

Architectural: The committee has had fewer applications.

Communications –Kathe and Genevieve have been meeting with IT to continue each week about Serena AI chatbot. The next meeting will be after the summer months.

Community Leadership – They will have a meeting in a couple of months to discuss possible ideas for a fall training luncheon.

Finance- Nothing more to report.

Governmental- Peter Klausner reported he will continue on a Phase B committee for the repurpose of Laguna Elementary School.

Lake –New condos have been built for the minnows.

Social – A meeting is scheduled for July 14, 2026.

New Business: None

Adjournment: **MOTION:** It was moved and seconded to adjourn the meeting at 6:22 p.m. Motion passed.

Appr'd _____ Date _____