

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

July 21, 2026

Held via Zoom

Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:	Mike Thorlin	President
	Dave Specht	Vice President
	Jake Amrani	Secretary
	Ron Auerbach	Director
	Michele Holzman	Director
	Peter Klausner	Director

Staff Present:	Kathe Barnes	Executive Director
	Kathy Diab	Homeowner Liaison

Members Absent: Mike Breslin

Others Present:	Myles Bowman	JP Tower Consulting
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166

Call to Order: Mike Thorlin called the open meeting to order at 4:30 p.m. and called the roll of the Directors. A quorum of Directors was present.

**MANAGEMENT
OPERATIONS:**

Crown Castle Cell Site Lease

Myles Bowman explained the current renegotiations offer from Crown Castle lease contract.

MOTION: It was moved and seconded to approve the rent revision for the Crown Castle Cell Site Lease located at the Community Center flag poles as follows:

Rent Reversion and One Time Payment Revenue Share

- *Term Extension: The lease currently expires 9/24/2040. As amended, the new final lease expiration date will be 9/24/2050.*
- *Fees: Crown will pay a one-time reimbursement of \$3,000 within 30 days of full execution. *This is the fee we discussed potentially going to JP Tower instead of the signing bonus.*
- *Rent: Effective 1/1/2027 the rent will be reduced to \$12,000 per year. Upon the start of construction for a new tenant, the rent will resume at the amount the \$27,603.83 would have escalated to.*

- *Escalation: Effective 1/1/2028 escalation will be 1%. On 1/1 following the start of construction for a new tenant, the escalation will resume at 3% annually.*
- *Revenue Share: On the first of the month following the start of construction, Tenant will pay a one-time fee of \$10,000.*
- *Notice: Tenant will provide notice to Landlord for new tenants that will be added to the tower.*
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Motion passed.

Adjournment: **MOTION:** It was moved and seconded to adjourn the special meeting at 4:55 p.m.
Motion passed.

Appr'd _____ Date _____

