

**Sands Scottsdale Master
Board of Directors Meeting
April 26, 2017
The Scottsdale Plaza**

Board Members Present: Robert Ganelin
Kathleen Welker
Stephanie Jochums
Earle Sepersky
Ray Lipton
Charles Varga
Ann Brenner

Board Members Absent: Larry Lesser, Don Darrah

Management Present: Bryan Palmaioli, CAAM
Tri-City Management Services

The meeting was called to order at 5:30 pm by K. Welker

1. Homeowners Forum:

None

2. Minutes:

The March 2017 meeting minutes were reviewed, acknowledgement for all of the Presidents work on the CCR revisions was added, a motion to accept the amended minutes was made by C. Varga seconded by E. Sepersky and the motion to approve carried unanimously.

3. Treasurers Report:

The Treasurer reported the income and expenses are on track per the budget.

4. Old Business:

- A. The CCR revisions were discussed – The draft package was reviewed by each Board member in an open discussion. K. Welker will finalize the changes with Carpenter Hazlewood and present the revised draft at the May meeting.
- B. B. Palmaioli reported the request for nominations expired on April 17, 2017. There are four candidates for three seats. The annual meeting mailing was sent to the printer for distribution to the homeowners.
- C. Phase II landscape improvement project update: C. Varga reported Superior Landscaping has applied for the City permit and are awaiting review. The quotes will be revised if necessary after the City requirements are identified.

5. New Business:

- A. The President announced the Don Darrah; a representative to the Board from the Townhomes has resigned. The Board agreed to begin their search for a replacement in the fall.

- B. Tree Trimming Quote Indian Bend #4707-SLM \$425.00. A motion was made to ratify the tree trimming quote from Superior Landscaping in the amount of \$425.00 by C. Varga, seconded by E. Sepersky and the motion carried unanimously.
- C. Selective Tree Trimming Quotes # 4707, 4711. Quotes for tree trimming within the common areas community wide, were presented from Superior Landscaping, a motion was made to accept the proposals totaling \$425.00 and \$1,450.00 by R. Lipton, seconded by C. Varga and the motion carried unanimously.
- D. Tree Health-Indian Bend Rd.-Replacement Quote# 4703 (Pending). The quote to replace the slow growing tree was discussed; a motion was made by C. Varga not to perform the work, seconded by A. Brenner and the motion carried unanimously.
- E. The owner of 8615 E Via De Los Libros contacted Tri City Property Management and reported a tree was littering into her pool and wanted it removed. Upon discussion, the Board determined it was the owners' tree and not one of the HOA.

6. Town House Update

None

7. ACC Approval/Ratifications:

- A. ACC request from 8547 E. Via De Risa for landscape changes (Ratify)
- B. ACC request from 8425 E Via De Encanto for exterior painting (Ratify)
- C. ACC request from 7043 Via De Elemental for granite (Ratify)
- D. ACC request from 8531 E. Via De Los Libros for exterior painting (Ratify)
- E. ACC request from 8604 e. Via de los Libros for an addition (Ratify)
- F. ACC Request from 8627 E Via De Libros for landscape and awning (Ratify)
- G. ACC Request from 8627 E Via De Libros for exterior painting (Ratify)

The above requests were acknowledged and ratified into the minutes.

The ACC Request from 8562 E Via De Encanto for painting and landscape changes is currently under review by the committee.

- 8. Motion to Adjourn:** was made by C. Varga, seconded by R. Lipton and carried unanimously. The meeting was adjourned at 7:15 pm.

The next scheduled meeting will be on May 24, 2017 at the Scottsdale Plaza.

Respectively submitted by:
Bryan Palmaioli, CAAM
Recording Secretary