

**Sands Scottsdale Master
Board of Directors Meeting
January 22, 2020
Sands Scottsdale Townhome Clubhouse
5:30pm**

Board Members Present: Ray Lipton
Ann Brenner
Stefanie Jochums
Angie Seidel
Jim McDearmon
Earle Sepersky
Kathleen Welker
Bruce Anderson
Larry Lesser

Board Members Absent: None

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

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

1. Homeowners Forum:

General discussion on the north wall project were held.

2. Minutes: The October 2019 meeting minutes were reviewed, a motion to accept the minutes were made by J. McDearmon, seconded by A. Seidel and the motion carried unanimously.

3. Treasurers Report:

The Treasurer presented a year-end report.

4. Old Business:

A. CCR Revisions/Document Review-Printed versions were distributed, the President asked for a final review within the next two weeks.

B. Paseo Committee Report/Tree Removal Update/Wall Repair-The President reported the south paseo trees have been removed and a planting plan form SLM was received. A meeting will be held to walk the area to finalize the proposed plan in order for the landscaper to price the work. The West Paseo has four trees scheduled for removal.

The repairs to the walls were discussed, a quote was reviewed from Double D in the amount of \$35,096.00 for the five areas of work. Addition quotes will be solicited.

C. Sidewalk Repairs/Grinding-B. Palmaioli reported the raised slabs have all been ground and the project is completed.

D. Tree Policy Review-The revised tree removal policy was reviewed, a motion was made to accept by E. Sepersky, seconded by B. Anderson and the motion carried unanimously.

E. Transfer Funds-\$75,000.00-Operating to Reserve-B. Palmaioli reported the transfer was completed.

- F. (Previously Tabled)-SLM Quote #5540-PH Pyracanth Removal-\$625.00-The matter was discussed, J. McDearmon will speak to the owners on the removal and develop a replacement plant.
- G. McCormick Ranch Water and Maintenance Agreement-The revision is in progress. B. Anderson was appointed as liaison to McCormick Ranch for the upcoming projects.
- H. North Wall Xeriscape Update-The project is near completion.

5. New Business:

- A. SLM Contract Review-Annual Tree Trimming-The contract will be reviewed as related to tree trimming heights.
- B. SLM quote #5628-\$1, 706.00-Completion of the xeriscape behind 8500 and 8506 Escuela- The quote was reviewed, a motion was made to accept was made by E. Sepersky, seconded by L. Lesser and the motion carried unanimously.

6. Town House Update

K. Welker reported she is meeting with the Townhomes President and Board members this week on the CCR revisions. The annual meeting is scheduled for February.

7. Patio Homes Update

Future repairs to wall, plantings and trees will be needed and addressed at a later date.

ACC Approval/Ratifications:

- a. ACC request from 7050 N via de la Montana for the removal of a planter (Ratify)
- b. ACC request from 7043 N Via de La Campana for exterior painting (Ratify)
- c. ACC request from 8565 E Via De Encanto for a courtyard (Ratify)
- d. ACC request from 7031 N. Via del Paraiso for exterior painting (Ratify)

- e. ACC request from 8558 E Via Del Palacio for exterior painting and garage door replacement (Ratify)
- f. ACC request below from 8424 E. Via De Dorado for landscape improvements (Ratify)
- g. ACC request from 8558 E Via de Viva for a roof replacement (Ratify)
- h. ACC request from 8505 E Via De Sereno for the installation of grass (Ratify)
- i. ACC request from 8548 E Via De Los Libros for exterior painting (Ratify)

The above requests were acknowledged and ratified into the minutes.

Motion to Adjourn: was made by L. Lesser, seconded by A. Brenner and carried unanimously. The meeting was adjourned at 6:50 pm.

The next scheduled meeting will be on February 26, 2020 at the Scottsdale Plaza.

Respectively submitted by:
Bryan Palmaioli, CAAM
Recording Secretary