

**Sands Scottsdale Master
Board of Directors Meeting
September 26, 2018
The Scottsdale Plaza
5:30pm**

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

Board Members Absent: Kathleen Welker

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

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

1. Homeowners Forum:

None

2. Minutes:

The June 2018 meeting minutes were reviewed, a motion to accept the minutes were made by L. Lesser seconded by E. Sepersky the motion was unanimous.

3. Treasurers Report:

The Treasurer reported we are performing better than the anticipated budget.

4. Old Business:

- A. The CCR Revisions were reviewed; clean and suggested revision versions were distributed and the Board was asked to review for the next meeting.
- B. Patio Homes Pest Control Bid; the bids for the common area treatments were reviewed, a motion was made to accept the quote from City Wide Pest Control for \$47.00 per month by L. Lesser, seconded by E. Sepersky and the motion carried unanimously.
- C. The Phase II Landscape Improvement Projects were discussed; it was reported the curbing work is completed and plantings are being performed.
- D. Wall Repair Update-north wall: B. Palmaioli was asked to secure a quote form Double D to rebuild.
- E. Signage: Tabled until a future meeting.

5. New Business:

- A. The 2019 Budget was presented for review; a motion was made to approve the budget as presented by S. Jochums, seconded by J. McDearmon and the motion carried unanimously.
- B. The Maximum Annual Assessment was discussed; a motion was made by S. Jochums to raise the maximum assessment ten percent from \$521.40 to \$573.54, seconded by L. Lesser and the motion carried unanimously.
- C. The 2019 master assessment was discussed, a motion for the assessment to remain at \$39.50 for 2019 was made by S. Jochums, seconded by J. McDearmon and the motion carried unanimously.
- D. The 2019 benefit parcel assessments for SS1, SS3, SS4 were discussed; a motion was made not to raise the assessments for 2019 by S. Jochums, seconded by L. Lesser and the motion carried unanimously.
- E. The 2019 benefit parcel assessments for the patio homes was discussed, a motion was made Not to raise the assessments for 2019 by S. Jochums, seconded by J. McDearmon and the motion carried unanimously.
- F. The Overseeding-Quotes from Superior Landscaping totaling \$4,670.00 were previously approved per the budget and ratified into the minutes.
- G. B. Palmaioli was asked to secure a quote to trim the trees along Indian Bend and to remove and replace any dead trees.

6. Town House Update

It was reported the pool was repaired and the interior perimeter walls are being painted.

7. Patio Homes Report

Several ACC requests will be submitted shortly from owners to renovate their properties.

8. ACC Approval/Ratifications:

- A. ACC request from 8540 E Via De Los Libros for the replacement of the front windows (Ratify)
- B. ACC request from 8505 E Via de Sereno for the planting of trees (Ratify)
- C. ACC request from 7002 N Via De Manana for the replacement of the front door (Ratify)
- D. ACC request from 8524 E Via De La Escuela for interior renovations which effect the side windows and exterior painting (Ratify)
- E. ACC request from 8638 E Via Del Palacio for exterior painting (Ratify)
- F. ACC request from 8553 E. Via Del Palacio for landscape improvements (Ratify)
- G. ACC request from 7050 N Via De La Montana for exterior painting (Ratify)
- H. ACC request from 8524 E Via De La Escuela for the installation of replacement windows (Ratify)

The above requests were acknowledged and ratified into the minutes.

- A. ACC request from 8684 E Via De La Gente for exterior painting (Pending)
- B. ACC request from 7002 N Via De Manana for back yard renovations (Pending)

A motion was made by S, Jochums to approve the above requests, seconded by L. Lesser and the motion carried unamiously.

- A. ACC request from 8587 E Via De Risa for repairs to the perimeter wall (Pending)
A motion was made by S, Jochums to approve the above request with the condition the City Permit and plan approval are submitted to the HOA, seconded by L. Lesser and the motion carried unanimously.

Motion to Adjourn: was made by R. Lipton, seconded by J. McDearmon and carried unanimously. The meeting was adjourned at 6:45 pm.

The next scheduled meeting will be on October 24, 2018 at the Scottsdale Plaza.

Respectively submitted by:
Bryan Palmaioli, CAAM
Recording Secretary