

**Sands Scottsdale Master  
Board of Directors Meeting  
September 25, 2019  
The Scottsdale Plaza  
5:30pm**

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

**Board Members Absent:** None

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

The meeting was called to order at 5:31pm.

**1. Homeowners Forum:**

General discussion on the roads and drainage work needed in the townhomes by a resident.

**2. Minutes:** The June 2019 meeting minutes were reviewed, a motion to accept the minutes were made by L. Lesser, seconded by A. Seidel and the motion carried 8 in favor with one abstained.

**3. Treasurers Report:**

The Treasurer reported we are on track with the budget.

**4. Old Business:**

A. The CCR Revisions-Revised draft will be presented at the next meeting.

B. The Paseo Committee-Will be evaluating current conditions and preparing priority budgetary numbers for proposed improvements to be presented at a future meeting.

C. North Wall Replacement Update-B. Palmaioli reported the project is completed and are awaiting the final inspection by the City.

**5. New Business:**

A. 2020 Budget-The draft budget was reviewed, a motion was made to accept the budget as submitted by E. Sepersky, seconded by L. Lesser and the motion carried unanimously.

B. 2020 Master Association Assessment-The assessment was discussed, a motion was made to raise the Master Association Assessment to \$43.45 by S. Jochums, seconded by A. Seidel and the motion carried unanimously.

C. The Maximum Annual Assessment was discussed; No action is needed at this time.

- D. The 2020 benefit parcel assessments for SS1, SS3, SS4 were discussed; a motion was made not to raise the assessments for 2020 by J. McDearmon, seconded by L. Lesser and the motion carried unanimously.
- E. The 2020 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 A. Seidel and the motion carried unanimously.
- F. SLM Quote # 5473-two tree removals \$2,400.00-Zuni Park-The quote was reviewed, a motion was made to approve the quote by A. Seidel, seconded by E. Sepersky and the motion carried 8 in favor and one abstained.
- G. SLM Quote # 5474 and 5475-\$6,000.00 and \$600.00-Bellezza and Zuni Park- Tabled until a future meeting.
- H. SLM Quote #5477-PH Pine Tree Removal-\$3,475.00- The quote was reviewed, a motion was made to approve the quote with a not to exceed cost of \$3,000.00 by J. McDearmon, seconded by A. Seidel .and the motion carried unanimously.
- I. Oerseeding-Previously approved, a motion was made to ratify the action into the minutes.

#### **6. Town House Update**

Nothing new to report.

#### **7. Patio Homes Update**

Nothing new to report.

#### **ACC Approval/Ratifications:**

- a. ACC request from 8536 E Via De La Escuela to raise their existing wall on the rear and east side (Ratify)
- b. ACC request from 7002 N Via De la Campana for exterior painting (Ratify)
- c. ACC request from 8431 E Via de Encanto for exterior painting (Ratify)
- d. ACC request from 8572 E via de Risa for the installation of pavers and walkway removal (Ratify)
- e. ACC request from 8530 e via de Sereno for exterior painting (Ratify)
- f. ACC request from 7007 N. Via de Manana for a roof replacement (Ratify)
- g. ACC request from 7172 N via de la Compana for exterior painting (Ratify)
- h. ACC request from 8542 E. Via De La Escuela for a wall extension (Ratify)
- i. ACC request from 8664 E Via De Los Libros for exterior painting (Ratify)
- j. ACC request from 7067 N. Via De Los Ninos for the installation of a paver walkway (Ratify)

The above requests were acknowledged and ratified into the minutes.

**Motion to Adjourn:** was made by K. Welker, seconded by A. Brenner and carried unanimously. The meeting was adjourned at 7:00 pm.

The next scheduled meeting will be on October 23, 2019 at a location to be determined.

Respectively submitted by:  
Bryan Palmaioli, CAAM  
Recording Secretary