

**Sands Scottsdale Master
Board of Directors Meeting
October 23, 2019
The Scottsdale Plaza
5:30pm**

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

Board Members Absent: Larry Lesser

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 tree removal plans and completion of the north wall project were held.

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

3. Treasurers Report:

The Treasurer reported we are under budget to date for the year. The accounts receivable was discussed.

4. Old Business:

- A. The CCR Revisions-The Attorney is preparing sample rules and the final CCR package will be circulated for review with the next few weeks.
- B. The Paseo Committee-A report was presented with parcel descriptions and suggested timelines for the work. A motion was made to solicit a quote from the Landscaper to remove four trees in the west paseo and one tree in the north paseo; a motion was made by E. Sepersky to approve a not to exceed amount of \$12,000.00 for the work, seconded by A. Seidel and the motion carried with seven in favor.
- C. North Wall Replacement Update-B. Palmaioli reported the project is completed.
- D. Tree Policy Review-Tabled until a future meeting.
- E. SLM Quote #5477-PH Pine Tree Removal-NTE \$3,000.00 Update-B. Palmaioli reported he negotiated the contact with the Landscaper and he agreed to do it for the reduced price.
- F. SLM Quote # 5474 -\$6,000.00-Bellezza and Zuni Park-Tree removal-The quote was reviewed, a motion was made to approve by B. Anderson, seconded by S. Jochums and the motion carried unanimously.

- G. SLM Quote 5475-\$600.00-Tree Plantings-Tabled to a future meeting. B. Palmaioli to get revised quote for four 42" box trees. A motion was made to approve a not to exceed amount of \$1,500.00 for the plantings by E. Sepersky, seconded by J. McDearmon and the motion carried unanimously.
- H. Outstanding Reserve Balances-B. Palmaioli reported the current balance outstanding for reserve expenses to date from the North Wall and xerioscape project.
- I. Transfer of Funds-A motion was made by E. Sepersky to transfer \$75,000.00 from the operating to the reserve funds, seconded by A. Seidel and the motion carried unanimously.

5. New Business:

- A. CPA Engagement Letter- The letter was reviewed from Butler Hansen for a review in the amount of \$1,975.00, a motion was made by R. Lipton to approve the quote, seconded by J. McDearmon and the motion carried unanimously.
- B. SLM Quote #5539-PH Tree Trimming-\$1,200.00- The quote was reviewed, a motion was made to approve the quote by J. McDearmon, seconded by S. Jochums and the motion carried.
- C. SLM Quote #5540-PH Pyracantha Removal-\$625.00- Tabled until a future meeting.
- D. McCormick Ranch Water and Maintenance Agreement-The renegotiation of the contract is in progress.
- E. McCormick Ranch-Elemental-Discussions in progress.

6. Town House Update

Budget meeting held, several large projects needed for upcoming year.

7. Patio Homes Update

Nothing new to report.

ACC Approval/Ratifications:

- a. ACC request from 8587 E via de Risa for landscape improvements (Ratify)

The above requests were acknowledged and ratified into the minutes.

- b. An ACC request from 7026 N Via Del Paraiso for exterior painting was reviewed, a motion was made to approve the request by E. Sepersky, seconded by S. Jochums and the motion carried unanimously.
- c. An ACC request from 8520 E via de los Libros for exterior painting of the door, garage door and front door trim was reviewed, a motion was made to approve the request by E. Sepersky, seconded by S. Jochums and the motion carried unanimously.
- d. An ACC request from 7002 N Via Del Elemental for the installation of pergolas and a shade structure was reviewed, a motion was made to approve the request by E. Sepersky, seconded by S. Jochums and the motion carried unanimously.

Motion to Adjourn: was made by K. Welker, seconded by A. Brenner and carried unanimously. The meeting was adjourned at 6:55 pm.

The next scheduled meeting will be on January 22, 2020 at a location to be determined.

Respectively submitted by:
Bryan Palmaioli, CAAM
Recording Secretary