

The Ranch Homesteads
Owners Association
July 14, 2016
Carefree Ranch Guardhouse
DRC Meeting Minutes

Committee Members Present: Sean O'Brien, Sterling Johnson, Laura Thelen, Jackie Moe, and Ryan Woody

Architect Present: Al Christensen

Community Management Present: Korin Hatch

Meeting called to order at 5:37 pm.

1. Introduction of Committee Members:

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| a. Chair/Board Member: | Sean O'Brien |
| b. Member/Board Member: | Sterling Johnson |
| c. Member/Board Member: | Laura Thelen |
| d. Member: | Jackie Moe |
| e. Member: | Ryan Woody |

2. Introduction of Architect – Al Christensen

3. Design Review Process & Documents

- a. Al Christensen provided a high level overview of the Design Review process.
- b. The committee discussed the option of allowing 3d electronic models in lieu of the physical models.
 - i. Jackie will find out the cost of a mockup / physical model.
 - ii. The committee will need a large monitor to view the electronic models. The possibility of installing a monitor and Wi-Fi in the guard house will be brought up to the board at the next board meeting.

4. Design Guideline changes

- a. Committee would like to discuss and possibly change sections 3.2 Envelopes and 3.12 Setbacks of the Design Review Guidelines.

Items identified by owners & committee members:

- i. The City of Scottsdale does not have envelope requirements , only set backs
- ii. The CC&R's nor guidelines provide neighboring owners with the right to veto a change to the envelope/setback on a particular lot. The committee needs to make that decision.
 1. A non-response from a neighboring owner should not constitute an automatic denial of the change requested.

This topic will be discussed at the next DRC Meeting.

Meeting adjourned at 7:30pm

Respectfully submitted, Korin Hatch, CAAM, CMCA, AMS