

The Ranch Homesteads  
Owners Association  
**November 3, 2016**  
Carefree Resort  
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

1. **Meeting called to order at 3:03pm.**
2. **Review/Approve Minutes:** Motion by Sterling to approve minutes from 10/4/16 with the statement stricken from #4 "The City of Scottsdale has approved the request based on HOA Board approval.". The motion was seconded by Laura, and unanimously approved.
3. **Business**
  - a. **Design Review Procedural Clarification:** In order to clarify the procedure applied to requests for preliminary plan approval, the following language is adopted: Owners shall be allowed to submit comments in connection with another owner's request for preliminary plan approval as provided in section 2.3 of the Design Guidelines. The Committee shall afford any such comments appropriate consideration. Neighboring and other owners shall have no right of approval or disapproval of any request for preliminary plan approval." **Motion made by Sean, seconded by Laura and unanimously approved**
  - b. **Lot 8A (Swans) Preliminary Plan Review:** Architect Marc Soloway in attendance. **The preliminary plans were approved with the following stipulations.** plan for solar panels – parapet walls need to be little higher. current paint colors are too cool, need tin submit warmer colors, the lower retaining walls need to be painted a darker color, When submitting the final plans, include 4 renderings with shading to show the colors. During construction, the parking of sub-contractors needs to be managed to mitigate traffic issues & accidents. Suggestion of parking elsewhere and busing in the sub-contractors. Maybe renting parking spaces from the Catholic Church? **Motion by Sterling, seconded by Ryan and unanimously approved**
  - c. **Lot 7A (Nichols) Building Envelope request:** Building Envelope approved with approval timeframe to be determined at a later meeting. **Motion by Jackie, seconded by Sean, unanimously approved.**

- d. Lot 7C (Thelen's) Building Envelope request:** Building Envelope approved with approval timeframe to be determined at a later meeting. **Motion by Ryan, seconded by Jackie, unanimously approved.**

Meeting adjourned at 4:56

Respectfully submitted, Korin Hatch, CAAM, CMCA, AMS