

## DC Ranch Association – Board of Directors Meeting Minutes: June 12, 2023



Date/Time: Monday, June 12, 2023, Started: 6:00 p.m. / Ended: 6:54 p.m.  
Location: The Ranch Offices and Zoom  
Purpose: Regular Open Meeting

Chaired By: Dr. Phil Geiger  
Recording: Meghann Hill

Status: APPROVED

### **Attendance:**

Directors: Dr. Philip Geiger, President; Iryna Sukhovolets, Director; John Shaw, Treasurer; Don Matheson, Director; Elaine Cottey, Director (via Zoom)

Absent: Greg Kiraly, Vice President; Marla Walberg, Secretary

Management: Michele Ray-Brethower, Executive Director  
Meghann Hill, Director of Community Services

### **Call to Order / Establishment of Quorum / Roll Call**

Dr. Geiger called the meeting to order at 6:00 p.m. A quorum was established with five directors present.

### **President's Comments**

Dr. Geiger thanked all residents in attendance, reviewed the call to the public, and reminded residents when the meeting is open for comment. Dr. Geiger opened the meeting and provided updates on the following items:

- Board Meeting Protocol – Resident comments can be made before the Board votes on any proposed motion.
- Organized Sports – Organized sports activities are not permitted in DC Ranch parks and Common Areas.
- Modification Resolution – All modifications must be submitted to the Committee for review and approval. Any outstanding violations on a property should be remedied prior to submittal of a modification application. Unapproved modification may result in fines and the unapproved modification may be subject to removal at the owner's expense.

## **Consent Agenda**

Mr. Matheson motioned to approve the consent agenda. Ms. Sukhovolets seconded the motion. The motion passed unanimously.

- May 8, 2023-Regular Meeting
- May 8, 2023-Executive Session

## **2022 Audit Presentation – Paul Hansen, Butler Hansen PLC CPAs**

Mr. Hansen provided an overview of the 2022 audit.

Mr. Shaw motioned to approve the 2022 audit as presented. Ms. Cottey seconded the motion. The motion passed unanimously.

## **Executive Director's Report**

- The Grove Park water fountain received monthly maintenance and was repainted.
- Acacia Park Antique Cast Iron Oven was repainted.
- Acacia Park area was barricaded due to a hawk's nest and an aggressive hawk protecting her babies. The nest cannot be moved until the babies have fledged.
- Homestead pergola repainted.
- Market Street Villa gutter and roof repair. Annual roof inspection to be scheduled for July.
- American flags at all the Guard houses have been replaced.
- Completed inspections and repairs to all drinking fountains throughout the community.
- Pony wall stucco repair and repaint at Desert Camp Community Center.
- DC Ranch culverts have been inspected and maintenance on those that need cleaned/cleared are scheduled for the next two weeks. Removal of excess brush and vegetation will also be completed in the washes.
- Plant replacement have begun at gated entries and parks and will be completed throughout the community for the next month.
- Ongoing process of applying fresh mulch around the park tree rings throughout the community.
- Spring Turf transition from Rye has continued, and we have applied Ammonium Sulfate to boost the Bermuda grass.
- Phase 2 tree install project is underway, 20/28 new trees have been planted.
- Ongoing structural pruning of trees in the common areas and prepare for Monsoon season.
- Annual flowers have been planted in pots throughout the community.
- Exterior Windgate Pass Guard House stucco repair due to hits will be done by end of June.
- Replaced and repaired wood fencing.
- Board 2024 Budget Presentation, September 20, 3 p.m.
- City of Scottsdale is requesting to voluntarily improve their water efficiency and reduce usage by 5%. Two irrigation practices that help with water efficiency and conservation include: Watering only 2X per week maximum, and only water between 7 p.m.-10 a.m.

- Working on a new RFP for Road Maintenance Contract.
- All gate routers have been replaced at manned and unmanned gates.
- IT update: Sophos, Help desk, server replacement at both main office and Homestead, currently contracting with a new third party for additional services when needed.
- Applied for the AZ Department of Forestry Fuels Mitigation grant. Received letters of support from McDowell Sonoran Conservancy, DC Country Club, Community Council, Scottsdale Unified School District and the Villas at Desert Park Village sub-association. We should be notified in July if selected as a recipient of any grant monies. It requires in-kind and matching funds to qualify.
- In process of the traffic calming plan to address the CPGA and Board recommendations on speed humps, crosswalks, in road warning light systems, etc.
- Firewise certification was received and the certificate is posted on the DC Ranch website.

## **Unfinished Business**

### Reappointment of Committee Members

Dr. Geiger noted that five Committees were looking to have members reappointed:

- i. Firewise Committee – Paul Staker, Andrea Brin and Kris James
- ii. Budget and Finance Committee – David Peterson, David Underwood, Jon Dubaskas, Glenn Bier, and Bob Batt
- iii. Modification Committee – Pam Anzelone, Dean Gerstein, and Jan Spielman
- iv. Policy Committee – Stephen Koven, and Tom Headley
- v. Community Patrol and Gate Access Committee – Scott Hartman, John Manning, Grant Venable, Lisa Olsen, Morgan Francis, Dale Tarzia, Paul Lipari, and Jeff Gajda

Ms. Sukhovolets motioned to approve the Committee appointments as presented. Mr. Shaw seconded the motion. The motion passed unanimously.

## **New Business**

Approval of 2022 Audit completed earlier in meeting.

## **Committee Reports**

### Firewise Committee

Ms. Ray-Brethower provided an update on Phase 2 Firewise clearing progress. Residents can review Firewise information on the DC Ranch website. Next meeting is July 11, 2023, at 12:00 p.m.

### Budget and Finance Committee

Mr. Shaw advised that the Budget and Finance Committee spent significant time reviewing the annual audit. Next meeting is July 31, 2023, at 3:00 p.m.

### Modification Committee

Dr. Geiger reminded attendees that all modifications, including exterior painting, must be approved prior to start of work. Next meeting will be on June 13, 2023, at 3:00 p.m.

### Policy Committee

Dr. Geiger advised that overseeding will be completed in Fall 2023. The newly established Sustainability Committee will review overseeding policies for 2024.

### Community Patrol and Gate Access Committee

Ms. Ray-Brethower reviewed the updated DCR-24 Speeding standard. Next meeting will be June 28, 2023, at 6:00 p.m.

### **Member Open Forum**

Dr. Geiger opened the floor for open comments. Discussion took place regarding the following items:

- Fines for violations, including unauthorized sports in parks
- ICON construction
- Speed humps in park areas
- Vendor/landscaper hours on weekends and holidays
- Market Street Commercial area maintenance
- Sub-association services for dues paid

### **Announcements**

- Next Regularly Scheduled Board Meeting (BOD in person, residents on Zoom), August 7, 2023, at 6:00 p.m.
- Community Patrol and Access Meeting at Ranch Office Main Conference Room, June 28, 2023, at 6:00 p.m.
- Firewise Committee Meeting at Ranch Office Main Conference Room, July 11, 2023, at 12:00 p.m.
- Budget and Finance Committee Meeting at Ranch Office Main Conference Room, July 31, 2023, at 3:00 p.m.

**Adjournment:** There being no further business to conduct, Dr. Geiger adjourned the meeting at 6:54 p.m.