

DC Ranch Association – Board of Directors Meeting Minutes: October 2, 2023



Date/Time: Monday, October 2, 2023, Started: 6:00 p.m. / Ended: 6:51 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; Greg Kiraly, Vice President; Marla Walberg, Secretary; Iryna Sukhovolets, Director; John Shaw, Treasurer; Elaine Cottey, Director; Don Matheson, Director

Absent: None

Management: Michele Ray-Brethower, Executive Director
Meghann Hill, Director of Community Services
Alexis Firehawk, General Counsel
Kathren Coleman, Communications Coordinator

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 seven 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. Anonymous comments will not be recognized.
- 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

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

- September 11, 2023-Regular Meeting Minutes
- September 11, 2023-Executive Session Meeting Minutes

Firewise Certification Presentation – Captain Steve Hunter, City of Scottsdale Fire Department

Captain Hunter presented the DC Ranch Association with Firewise Certification and thanked the Board, staff and Committee members who worked diligently throughout the certification process. The Board thanked Captain Hunter for his assistance and support during the Firewise certification process.

Executive Director's Report

- Grant - We received great news! DC Ranch Association was selected for the AZ Department of Forestry grant for our Firewise application for \$258K. Another opportunity for grant monies is coming available and we will apply by the November deadline. We are hoping to secure a long-term relationship with continued success in the Firewise program in the community.
- Budget Development - Staff is in process with 2024 budget development. The Board will be reviewing the budget draft at a joint work session with the Finance Committee, an open budget meeting on October 10, and finalization and adoption of the budget on November 6.
- Standards for Home, Standards for Landscaping and Standards for Conduct documents were fully vetted by the policy committee as well as the three entities and have been recorded. The documents are available on the website. We are currently working on separate Home and Landscaping Pages to assist with modification applications.
- Resident Leadership Academy - Class IV applications are now open through Dec. 15 on DCRanch.com. Applicants ideally have a genuine interest in learning more about the community's governance and operations.
- We are replacing hard cards and license plate readers due to the technology changes and the issues/complaints about these cards, transferability, having to hold your transponder out and waving it frantically to get the transponder to get the gate to react. If you have had a hard card/license plate transponder for longer than a year, you can either purchase a new windshield tag for \$25 or headlight tag for \$35. You must remind your car detailer not to try and pick off the headlight tag or they will not function appropriately. We will start with Board and Committee members and NVMs for replacement.
- Re-registration of all vehicles and license plates associated with your property will begin in October, and all residents will be required to update their information. More information will follow on this process.
- NVM applications are available beginning October 2 and the deadline for submission is November 3, 2023.

- The crosswalks in Country Club on Mule Deer, and Windgate pass have been relined, and the new crosswalk at Rob's Camp and Windgate pass has been installed.
- Safety Forum will be October 25 at 6:00 p.m. The City of Scottsdale Fire Department and Emergency Management team will be on site to discuss emergency evacuations in our community due to fire or flood. We will provide information that you should consider for your Ready, Set, Go! Bag. The scope of services for Community Patrol and Gate Access as well as calls for service for the community will be reported by our City of Scottsdale Police Crime Prevention Officer, Rob Katzaroff. There will be an update from the City's Human Services Supervisor on the City's Homelessness.
- Five artificial turf applications were received this month. The City of Scottsdale rebate program is still available. Residents are reporting an easy process, and rebates are worth the investment.
- Verticutting has started in the parks for overseeding. Rye seed has been delivered, and overseeding project is scheduled October 4-16.
- DC Ranch Landscape team recognized at City of Scottsdale's Adopt-A-Road appreciation dinner. They collected 22 bags of trash on the Road designated for DC Ranch.
- Jeff Rons, Landscape Supervisor provided path and trail points of interest/photo opportunities for the Community Council's upcoming Ranchcaching event.
- To date we have replaced 66 trees and have 11 trees scheduled for October from the loss during the July Monsoon.
- Tree trimming is scheduled to begin in the first week of October in Terrace Homes East, Terrace Homes West, Park and Manor, The Estates, and Country Club.
- Asphalt warranty work was completed in Montelena from a previous contract in 2021.
- Painted and repaired Market Street Villas pergola, wood fence entry and trim garage pieces
- Repaired Arcadia flagstone edge border by the fire pit, replaced and painted the voltage wood post and metal box.
- Replaced mailboxes for 1.12 and 2.4.
- Culvert cleaning was completed behind Country Club, Lots 424-458.
- Country Club wood fences maintenance and replacement still ongoing.
- Windgate exit camera cabling replaced due to damage and age and lack of internet.

Unfinished Business

Policy Update Amendments

Ms. Ray-Brethower advised that redlined proposed changes to Policies 103 Ethics, Harassment and Non-Discrimination; 107 Neighborhood Committees; 201 Financial Operations Controls; 202 Financial Reporting; and 203 Financial Audits are posted to the DC Ranch website for resident review and comment through October 20, 2023.

Ms. Walberg advised that the next Policy Committee Meeting is October 19 and the Committee will review Policies 204 Capitalization of Assets; 205 Investment Policy; 206 Budget Development; 207 Operating Cash; 208 Collections Policy; 209 Capital Improvement; 210 New

policy on Asset Disposal; 302 Fines for Rule Restrictions and Community Standards. Ms. Walberg and Ms. Ray-Brethower noted that the policies are reviewed regularly to align with Policy Governance best practices and to ensure compliance with current law.

New Business

2024 Board Calendar

Ms. Ray-Brethower advised that the 2024 Board calendar is being finalized and staff is working to find space to accommodate in-person meetings in lieu of Desert Camp and The Homestead Community Centers.

Committee Reports

Firewise Committee

Ms. Ray-Brethower advised that the Firewise grant monies will be shared amongst all neighborhoods once received.

Budget and Finance Committee

Mr. Shaw advised that the Committee met several times to review the 2024 budget and encouraged residents to attend the upcoming budget presentation meeting.

Modification Committee

Mr. Matheson advised that the Committee is currently reviewing modification fees.

Policy Committee

Update provided under Unfinished Business.

Sustainability Committee

Ms. Ray-Brethower advised that the Committee is meeting with the City of Scottsdale Director of Sustainability on October 17, 2023 at 5:00 p.m.

Community Patrol and Gate Access Committee

Mr. Kiraly advised that the next Committee meeting will be held on October 25 at 4:30 p.m. in conjunction with the Community Safety Forum.

Member Open Forum

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

- Cost of transponders – Windshield tags are \$25 and headlight tags are \$35

Mr. Matheson advised of needed maintenance to several light bollards along the Country Club path and trails. Ms. Ray-Brethower advised that maintenance items will be provided to Council staff for review and consideration.

Announcements

- NVM applications available beginning October 2 on DCRanch.com
- Annual Budget Presentation at The Homestead, October 10, 2023 at 6:00 p.m.
- Community Patrol and Access Meeting at The Homestead, October 25, 2023, at 4:30 p.m.
- 6th Annual Safety Forum at The Homestead, October 25, 2023, at 6:00 p.m.
- Next Regularly Scheduled Board Meeting, November 6, 2023, at 6:00 p.m.
- Resident Leadership Academy IV applications are now available and due by December 15

Adjournment: There being no further business to conduct, Dr. Geiger adjourned the meeting at 6:51 p.m.