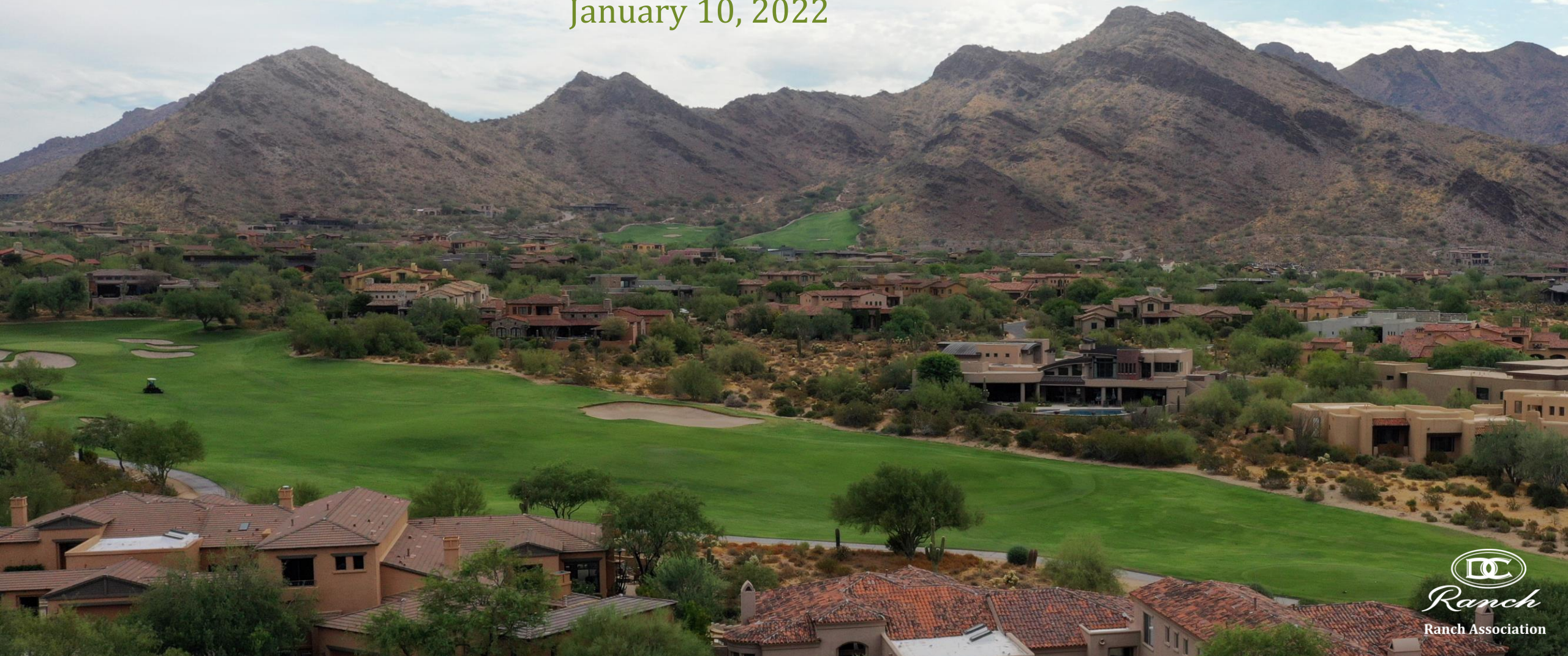


# DC Ranch Association Board of Directors Meeting

January 10, 2022





# Mission Statements

- **Ranch Association:** Emphasizing customer care and sustained property values. Protects fiscal and environmental assets. Provides professional financial, landscape, and maintenance staff. Manages security services.
- **Community Council:** Visioning and facilitating initiatives that enhance residents' quality of life and serve collective interests. Provides recreational, educational, cultural, and volunteer opportunities. Promotes the DC Ranch brand and manages communication programs.
- **Covenant Commission:** Establishes and maintains standards for architectural and landscape design while working with property owners, builders, and architects to preserve harmony with our desert environment.

# Principles of Civil Dialogue

Respect and diversity of thought are valued at DC Ranch. Civil dialogue should be used when addressing the Board, another resident, or a DC Ranch staff member.



# Meeting Agenda | January 10, 2022

- Call to order
- Roll Call / Establish Quorum
- President's Comments
- Approval of Prior Meeting Minutes
  - December 13, 2021 Regular Meeting
  - December 13, 2021 Executive Session
- Executive Director's Report
- Unfinished Business
  - Firewise Clearing Recommendation Approval
  - Maintenance Yard Land Purchase
  - Credit/Reimbursement Resolution
- New Business
  - New 2022 NVMs
  - February Board Meeting location
- Committee Reports
  - Firewise Committee Update
- Announcements
- Adjournment

# Roll Call

- Geoff Wilner – President
- Stephen Koven – Vice President
- Elaine Cottey – Secretary
- Sam Hawkins – Treasurer
- Phil Geiger – Director
- Greg Kiraly – Director
- Don Matheson - Director



# President's Comments

# Executive Director's Report

- Westgate gatehouse repair under construction for the repairs from an accident.
- Park signage is complete in Arcadia neighborhood.
- Annual Election Timeline (see slide 8)
- Plant replacement has begun community wide (roughly 1,000 plants)
- New roses and replacement plants for Ethyl's Garden; top dress trees in park with new bark.
- 52 trees being replaced throughout the community (\$45,000)-Reserves
- Trimming of trees in Arcadia has begun-254 streetscape and park trees.
- Develop a cost analysis of conversion of poly pipe to pvc in the common areas throughout the community, it will be a phased plan.
- Completed renovations on Sterling Estate east courtyard fountain; beginning on west fountain in January.
- Directional signage inspection to occur this first quarter.
- Addressing pot damage at Jacaranda park; proposals for metal agave for plantings rather than hand watered plants. Weighing options on the 171 pots community wide; daily watering; best use of resources.
- Open position on Budget and Finance Committee (two members interested)
  - There is a committee meeting on January 31 – the committee will make a recommendation to the Board
- Arcadia sissoo tree project update.
- Sub-Association management update; Mike Wells currently serving as Community Manager; community painting project began Jan 3.
- All Team value awards to be awarded in February based on five team values (fun, professionalism, innovation, passion and teamwork); peer-based nominations

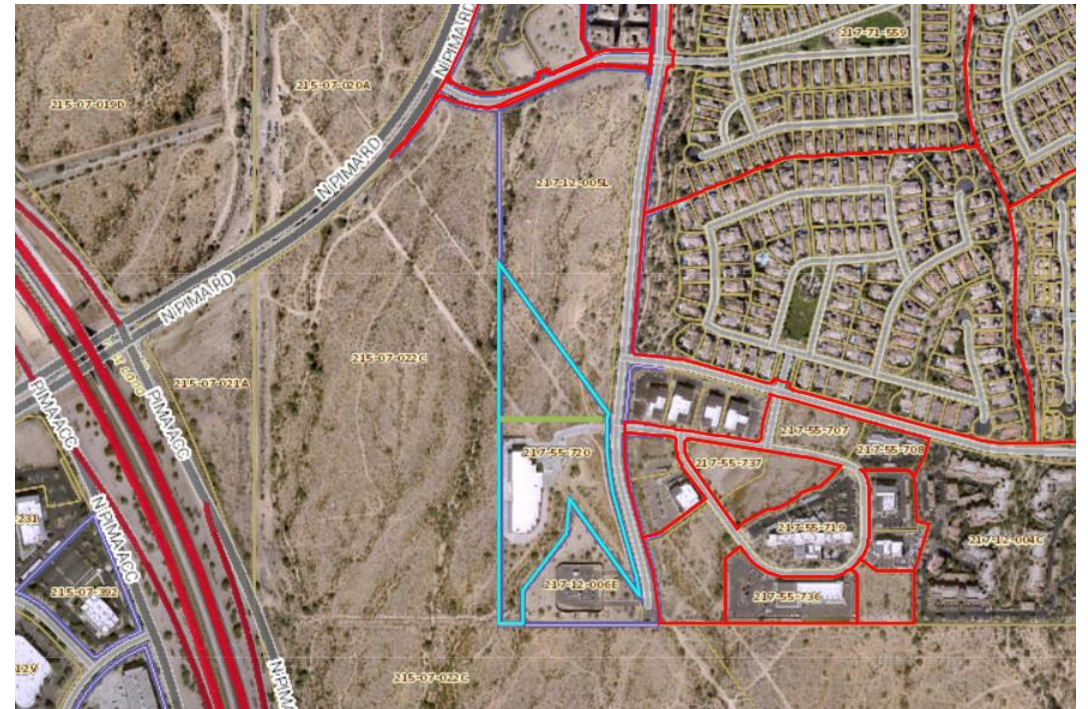
# Annual Election Timeline

- 2.1.2022 - Candidate Forms posted on DC Ranch.com
- 2.1.2022 - Election Kickoff at Board of Directors meeting
- 3.4.2022 - Deadline for candidate applications | 5 p.m.
- 3.14.2022 - Meet the Candidates Night | 6 p.m.
- 3.16.2022 - Ballots mailed to Neighborhood Voting Members and to individual owners without NVM representation
- 4.11.2022 - Annual Meeting/Election Results Announced | 6 p.m.



# Unfinished Business

- Firewise Clearing Project Approval
- Maintenance Yard Land Purchase
  - Future location of Maintenance yard
  - CC needs their space/Kitchell Yard
  - 4 acre parcel north of Storage Facility on 91<sup>st</sup>/south of Legacy
  - Cross Use Agreement for access
  - Shared maintenance on bridge/driveway
- Credit/Reimbursement Resolution



# New Business

- Announcement of newly elected NVM's

|                                   |                              |                                    |                             |
|-----------------------------------|------------------------------|------------------------------------|-----------------------------|
| Desert Haciendas                  | Rick Spargo                  | Columbia Community                 | James Dixon                 |
| The Villas                        | <b>Vacant</b>                | Monterey                           | Michelle Cross              |
| Terrace Homes - WEST              | Sarah Tablak                 | Happy Hollow                       | Todd Case                   |
| Terrace Homes - EAST              | David Young                  | Corral Lane / Cross Canyon         | Sharon Devine               |
| The Villas at Desert Park Village | <b><i>Suzanne Miller</i></b> | Tapadero                           | Arthur Landau               |
| Parks & Manor - NORTH             | Chris Kirkpatrick            | Iron Rings/Hideaway Lane           | Jim Sullivan                |
| Parks & Manor - SOUTH             | John Shaw                    | Craggy Spur / Mule Deer Trail      | <b>Vacant</b>               |
| The Estates - EAST                | Grant Venable                | Rob's Camp                         | <b>Vacant</b>               |
| The Estates - WEST                | <b>Vacant</b>                | Horseshoe Canyon                   | <b>Vacant</b>               |
| Courtyards Desert Parks           | <b>Vacant</b>                | 102nd St (horse)                   | Susan Greenberg             |
| Market Street Villas              | Pam Church                   | Saguaro Canyon/Wingspan            | <b>Vacant</b>               |
| Courtyards at Market Street       | Lisa Olsen                   | Whistling Wind                     | Bud Kern                    |
| Village at Market Street 1        | <b>Vacant</b>                | Wingspan                           | <b>Vacant</b>               |
| Village at Market Street 2        | <b>Vacant</b>                | Acacia Court                       | Marla Walberg               |
| Desert Camp Villas                | Ron Stacy                    | Veranda Place                      | Pauline Kelley              |
| Pioneer                           | Jon Dubauskas                | Crescent Park                      | <b><i>Kay Nadel</i></b>     |
| Montelena                         | Ned Dobak                    | Canyon Villas                      | Kat Thatcher                |
| Camelot - 93rd Place              | Wendy Myers                  | Sterling Estates & Sterling Villas | John Henrickson             |
| Camelot - 94th Way                | <b><i>Andrea Brin</i></b>    | The ICON at Silverleaf             | Beverly Schwartz            |
| Camelot - 96th Way                | John "Jack" Daugherty        | The ICON at Silverleaf             | Bing and DMB                |
| Rosewood                          | Kathleen Cummings            | North Arcadia                      | <b>Vacant</b>               |
| The Haciendas                     | Lauren Mackin                | South Arcadia                      | <b><i>Scott Roberts</i></b> |
| Country Club (Longhorn)           | <b>Vacant</b>                |                                    |                             |

***Bold-Newly Elected***

# New Business

- February Meeting Zoom/Hybrid/In person?

# Committee Reports

- Firewise Committee next meeting, February 22, 1 pm, Main Conference Room/zoom



# Member Open Forum



We want to hear from residents  
(three-minute limit).

Please raise your hand to be  
called upon to speak during open  
forum.

# Announcements

- DC Ranch Day-January 22, 3:30 pm-5:30 pm The Homestead
- NVM orientation-January 26, 5 pm Zoom
- All outdoor seasonal décor should be removed by January 15.
- Natural Christmas trees can be dropped off for recycling at Thompson Peak Park through January 17.
- Nomination forms for Volunteer of the Year are now available, deadline for nominations is March 4.
- Next regularly scheduled Board Meeting, February 7, 6 pm

# Adjournment