

DC Ranch Association Annual Membership Meeting

April 11, 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.



Call to Order/Establish Quorum

- The Bylaws provide the following language regarding Annual Meetings
 - 2.3. Annual Meetings. Meetings shall be of Voting Members and, if required by law, shall be open to all Members. Annual meetings shall be set by the Board to occur once during the Association's fiscal year on a date and at a time set by the Board. Annual meetings may be conducted electronically (i.e., via the Internet, intranet, or teleconference) if, and to the extent, permitted by law.
 - 2.1 1. Quorum. Except as otherwise provided in these Bylaws or in the Declaration, the presence of Voting Members representing a majority of the total votes in the Association shall constitute a quorum at all meetings of the Association.
 - The total number of votes Association-wide = 2,721
 - The total number of votes cast-TBD



Meeting Agenda

- Roll Call / Establish Quorum
- Call to Order
- Introductions and Meeting Overview
- President's Comments
- Executive Director's Report
 - The Year in Review and What to Expect 2022
- Election Results Announced
- May meeting location
- Member Open Forum
- Announcements
- Adjournment

President's Comments

Executive Director's Report

- Wash repair project in Windgate (Site 21) completed.
- Westgate gatehouse repaired from damage caused by a third-party vehicle (insurance claim).
- Community tree trimming began in October 2021-February 2022, and all the trees lost in monsoon storms have been replaced.
- Park furniture equipment order placed. (\$180,000)
- Completed replacement of 23 flat roofs at Market Street Villas. (\$14,000)
- Sidewalk repairs parcel 6.2, G2. (\$10,794)
- Sign replacements were completed in Planning Unit 1, Arcadia and Horseshoe, and Windgate.
- Landscape improvements were made in the median at Pima/Legacy.
- Road repair project and road sealing work completed. (\$120,000)
- Negotiating 4 acres of land for a new Maintenance yard for purchase, Maintenance and Landscaping staff temporarily relocating to office space on Hayden/Pinnacle Peak.
- Technology updates for Landscape/Maintenance and the gate houses were completed. (\$32,000)
- Transponder issuance was moved from Westgate to Eastgate.
- Tunnel cameras have been installed at Tunnels 1-5, and this year we will complete Tunnels 6 and 7.
- Currently, reviewing and updating Standards for Landscape and Homes, as well as the CC&R amendment process.
- Conducting a compensation study to ensure staff are getting paid fair and appropriately in this competitive market for staff retention.
- Final order of the park area replacement project to be ordered in the next two weeks.

Executive Director's Report

- ICON has begun construction on remaining buildings, phase I is buildings 3, 4 and 5, phase 2 is buildings 6, and 7-estimated completion of the entire project 18-24 months.
- Camelot Homes was approved to develop a new DC Ranch neighborhood consisting of 9 single family homes to be called Legacy at DC Ranch. (N side of Legacy, west of the Villas at Desert Park Village)
- Firewise Committee was appointed and the first section of phase 1 has been completed along the wash at Arcadia. Remaining portions of phase 1 are currently out to bid, slated up next is Horseshoe and Desert Camp.
- Board adopted Resolution to permit owners to remove the Sissoo trees that are the streetscape trees in Arcadia at their own cost following a specific process, tree planting cannot occur until we get an additional species of tree approved from the City of Scottsdale.
- Revisions to DCR-24 (Speeding) and DCRL-17 (Streetscape Trees) amended in May 2021.
- Council rolled out newly renovated DCRanch.com website. 2021 Annual Report was just released and can be found under News on the Dcranch.com website.
- 2nd Resident Leadership Academy was held with 12 residents graduating in November 2021.
- Parcel Lot file scanning project was initiated, completion by 6/2022.
- Awarded a new contract to Anderson Security for security services.
- New texting platform rolled out for texting communication of events, maintenance or road closures, etc.
- Retention Policy 105, Suspension of Owner Voting Rights and Good Standing Policy 108 amended.
- Vince Muldrow promoted to Exterior Modifications position, Bill Lord hired as new Facilities Director, Brittney Ruiz hired as new Community Standards Specialist. New Executive Director started in October 2021.
- All Team value awards were awarded in February based on five team values (fun, professionalism, innovation, passion and teamwork); peer-based nominations.

2022 Upcoming Projects

- Arcadia – Gate equipment & inside painting (\$6K – February/October), common wall painting and repairs (\$28K – May/June), sidewalk repairs (\$19K - July), Firewise clearing (\$75K – March/October), park furniture (\$30K – March/August), playground structure renovation (\$20K - August), gate cameras (\$24K - July), landscape improvements (\$40K - June), asphalt seal coating (\$110K - July), sign replacement (\$10K – September) – Total \$362,000
- Camelot – Gate cameras (\$36K - July), landscape improvements (\$2K - March), park furniture (\$6K – March/August), sign replacement (\$7K June), Firewise clearing (\$156K - October) - Total \$207,000
- Country Club – Gate cameras (\$30K - July), fencing (\$31K – March-May), gatehouse interior refurbishment/equipment & painting (\$32K February/October), park furniture (\$10K March/May/August), landscape improvements/turf renovation (\$13K March/June), sidewalk replacement (\$9K - April), sign replacement (\$20K – February/May) - Total \$145,000
- Desert Haciendas – Tree replacement (\$2K – February), Park furniture (\$27K – March/August), playground structure renovation, soft surface & spring toys (\$43K - August), turf renovation (\$5K - June) - Total \$77,000
- Estates – Sidewalk replacements (\$2K - April), landscape improvements (\$1K - March), playground soft surface (\$25K - August) - Total \$28,000
- Haciendas – Park furniture (\$6K – March/August), sign replacement (\$5K – June), tree replacement (\$10K - November) – Total \$21,000
- Horseshoe – Tree replacement (\$2K – February), Sidewalk replacements (\$4K - April), park furniture (\$27K – March/August), gate cameras (\$15K - July), common wall painting and repairs (\$144K - August), Firewise clearing (\$110K - May) – Total \$292,000
- Market Street Villas – Tree replacement (\$14K – February), landscape enhancements (\$1K – February), Phase 3 wood and metal painting (\$16K – May), preventative roof maintenance (\$20K), awning replacements (\$6K – March/June), street sign replacement (\$6K – August) - Total \$63,000

2022 Upcoming Projects

- Montelena – Common wall painting and repairs (\$15K), landscape enhancements (\$1K - March) – \$16,000
- Park and Manor – Common wall painting and repairs (\$58K - August), park furniture (\$30K – March/August), landscape improvements (\$2K - April), playground equipment repairs, soft surface & spring toys (\$39K - May) – Total \$129,000
- Pioneer – Tree replacement (\$2K – February), Street sign replacement (\$3K – June), Landscape improvements (\$2K – April) – \$7,000
- Ranch Master – Common wall repairs and painting (\$107K - October), computers (\$11K - March), iPads/printers (\$7K - February), tunnel cameras (\$3K - October), landscape improvements (\$5K – April)), street sign replacement (\$42K – April/October), tree replacement (\$24K - November) – Total \$199,000
- Rosewood – Landscape improvements (\$5K - February), park furniture (\$3K - May), street sign replacement (\$3K – June), tree replacement (\$2K - March) – Total \$13,000
- Sterling Estates – Common wall painting and repairs (\$34K - June), landscape improvements (\$21K - April) – Total \$55,000
- Terrace East – Common wall repairs and painting (\$56K - August), tree replacement (\$11K - April), park furniture (\$9K - May), playground structure renovation, soft surface, spring toys (\$33K - May) – Total \$109,000
- Terrace West – Common wall repairs and painting (\$57K - August), sidewalk replacements (\$4K - April), park furniture (\$14K – March/August), playground structure renovation, soft surface, spring toys (\$33K - May) –Total \$108,000
- Windgate – Gate cameras (\$12K - July), park furniture (140K – May/August), gatehouse computer (\$1K - February), water feature (\$2K - May), seal coating/asphalt repairs (\$296K - September), sign replacement (\$42K – February/July), landscape improvements (\$4K - November), tree replacement (\$20K - November) – Total \$517,000

Board Election 2022

- Ballots were mailed to the NVMs and to those neighborhoods without NVMs by March 18.
- Ballots were counted at the Ranch offices on Market Street for the first count on April 8 beginning at 9 a.m., verification of ballot count and tally of additional lagging ballots counted on April 11 up until 5 p.m.
- Additional ballots (if any) were accepted and counted up until 5 p.m. on April 11
- We received quorum with 74% voting.
- The ballot counting team was composed of the following staff members:
 - Director of Financial Operations Dee Nortman
 - Office Administrator Elaine Philips
 - Community Council Administrative Operations Coordinator Gina Richard

Board Election 2022

- Candidates and their total votes in alphabetical order
 - Tasha Curry - 179
 - Tom LaPorte - 331
 - Darren Laskey - 51
 - Blake Miraglia - 306
 - Don Matheson - 748
 - Sean Palacio - 647
 - Marnie Rosenthal - 288
 - John Shaw - 946
 - David Underwood - 730
 - Marla Walberg - 1120
 - David Young - 617
- The newly elected board members and their terms are as follows:
 - Marla Walberg
 - John Shaw
 - Don Matheson
- IRS Ruling 70-604 (Operating Surplus Carry Forward) = 1992 in favor

Member Open Forum



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

Please raise your hand to be
called upon to speak.

Announcements

- Special Board Meeting to Elect officers immediately following this annual meeting
- Next Board meeting, May 9, 6 pm

Adjournment