

Board of Directors Meeting Minutes REGULAR MEETING The Homestead Community Center November 4, 2021

Attending:

Bud Kern, President
Natalie Ingram, Vice President
Alex Townsend, Treasurer/Secretary
Ron Belmont, Director
Bruce Benham, Director
Jill Hegardt, Director
Sheryl Lowenhar, Director

Staff Attending:

Jenna Kohl, Executive Director
Dee Nortman, Financial Operations Director
Mike Fenzel, Facilities & Recreation Director
Jona Davis, Community Engagement Director
Erin Valdez, Exec. Assistant/HR Administrator

I. Call to order

President Kern called the meeting to order at 5:35 p.m. and a quorum was established via Roll Call. All board members were present.

II. Approval of Minutes

Director Sheryl Lowenhar proposed adding the following verbiage to the September 21 meeting minutes regarding motorized vehicles on the Path and Trail system: "While the standards prohibit resident golf cart use on paths and trails, the paths and trails are used by DC Ranch and golf club staff to service the community. Staff will explore proposing amendments to the standards to acknowledge this exception."

Motion: To approve the minutes from the September 21 board meeting with the proposed additional text Motioned by Bruce Benham; Seconded by Ron Belmont; motion passed unanimously

III. President's Report

President Bud Kern reviewed the topics discussed at the most recent Governance Committee meeting on November 3. The committee reviewed the following topics:

DCR 2020 standing principle 8

Future changes to the Covenant Commission once DMB is no longer the Declarant, and how to move forward with a communication plan on this subject

The Ranch Association discussed the Sissoo Tree project.

Council update the committee on the Master Plan.

IV. Staff Reports

Executive Director (ED) Jenna Kohl reviewed items on the staff report, which is posted on the DC Ranch website. Report outs and attendance numbers on several recent events and programs were covered.

Financial Operations Director Dee Nortman reviewed the monthly financial and benefit fee reports. Council has a year-to-date positive net income of \$3.6M, mostly driven by high benefit fees. Cash balance sits at 5.15 months.

V. Consider Approval of the 2022 Operating Fund Budget

ED Kohl reviewed highlights of the budget presentation, which is posted online. The 2022 budget is balanced at just over \$4.5M, with no increase in assessments proposed. The board authorized an increase of benefit fees to \$1.65M. There are minimal special new projects; they include new AP software, developing a new charitable event, formally adding Merry and Bright to the budget, commercial and apartment property standards project. Main savings are related to implementing the new phone system and state purchasing program. The budget transmittal letter and summary will be sent to residents in late November.

Motion: To approve the 2022 budget as proposed Motioned by Ron Belmont; Seconded by Bruce Benham; motion passed unanimously

Minutes submitted by Erin Valdez

These minutes attested by:

Alex Townsend

Community Council Board Secretary/Treasurer

January 24, 2022