

## DC Ranch Association – Annual Meeting and Elections

Annual Meeting Minutes: April 11, 2022



Date/Time: Monday, April 11, 2022 Started: 6:01 p.m. / Ended: 6:17 p.m.  
Location: Via Zoom  
Purpose: Annual Meeting and Elections

Chaired By: Michele Ray-Brethower  
Recording: Shannon Owsley  
Secretary: Elaine Cottey  
Status: Approved

### Attendance:

Directors: Geoff Wilner, President; Stephen Koven, Vice President; Sam Hawkins, Treasurer; Elaine Cottey, Secretary; Dr. Philip Geiger, Director; Greg Kiraly, Director; Don Matheson, Director

Management: Michele Ray-Brethower, Executive Director  
Shannon Owsley, Executive Assistant  
Alexis Firehawk, Attorney

Board: Tasha Curry, Thomas LaPorte, Daren Lasky, Don Matheson, Blake Miraglia,  
Candidates: Sean Palacio, Marnie Rosenthal, John Shaw, Dave Underwood, Marla Walberg, David Young

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

Executive Director Mrs. Ray-Brethower called the meeting to order at 6:01 p.m. Mrs. Ray-Brethower confirmed a quorum of the members with 2,009 (74%) of the lots represented of the total 2,721 lots.

### President's Comments

Mr. Wilner provided opening remarks thanking those in attendance, NVMs, the election candidates, election volunteers, and Board Members. A special thanks to outgoing Directors Steven Koven and Sam Hawkins for their service and contributions to the Board.

### Executive Director's Report: The Year in Review and What to Expect in 2022

- 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, Horseshoe, and Windgate.
- Landscape improvements were made in the median at Pima/Legacy.
- Road repair project (\$120,000) and road sealing work completed.
- 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.
- 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
- 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 of Directors Election Results**

- Ballots were mailed to the NVMs and to residents of 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 the ballot count and the tally of all additional lagging ballots were counted on April 11 up until 5 p.m.
- 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 Philipps
  - Community Council Administrative Operations Coordinator Gina Richard

Ms. Ray-Brethower announced the election results, which had been verified and a quorum confirmed during the vote tabulations. The vote tabulations (in numerical order) for the three open positions were as follows:

Marla	Walberg	3-year term	1,120
John	Shaw	3-year term	946
Don	Matheson	3-year term	748
Dave	Underwood	3-year term	730
Sean	Palacio	3-year term	647
David	Young	3-year term	617
Thomas	LaPorte	3-year term	331
Blake	Miraglia	3-year term	306
Marnie	Rosenthal	3-year term	288
Tasha	Curry	3-year term	179
Daren	Lasky	3-year term	51
Write-In		3-year term	3

Ms. Ray-Brethower thanked the 2022 candidates for their election participation and willingness to contribute. The election of officers will be conducted following this meeting at a Special Board Meeting.

Additionally, IRS Ruling 70-604 (operating Surplus Carry Forward), was approved with 1,992 votes in favor.

**Member Open Forum – N/A**

**Announcements**

Special Board Meeting to elect officers immediately following this Annual Meeting.

Next Regularly Scheduled Board Meeting: Monday, May 9, at 6 p.m. The meeting format will be determined at a future date.

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**Adjournment**

With no further business to conduct the meeting was adjourned at 6:17 P.M.