

# DC Ranch Association Board of Directors Meeting

September 12, 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

- Call to order
- Roll Call / Establish Quorum
- President's Comments
  - Public Comment
  - Board Goals update
  - Covenant Commission presentation, Jan Barrata, Jill Hegardt and President Ron Belmont
- Consent Agenda
- Executive Director's Report
- Unfinished Business
  - 2022-2024 Audit Engagement
  - Security Committee update
  - Maintenance Yard update
- New Business
  - Security Contract
- Committee Reports
  - Firewise Committee
  - Budget and Finance
  - Modification Committee
  - Policy Committee
- Member Open Forum
- Announcements
- Adjournment

# Roll Call

- Phil Geiger– President
- Greg Kiraly– Vice President
- Elaine Cottey – Secretary
- John Shaw– Treasurer
- Marla Walberg– Director
- Geoff Wilner– Director
- Don Matheson - Director



# President's Comments

- Public Comment Statement
- Board Goals Update
- Covenant Commission presentation, Jan Barrata, Jill Hegardt, and President Ron Belmont
- Update on Board meeting locations

# Consent Agenda

- a. August 1, 2022-Board Meeting
- b. August 1, 2022-Executive Session
- c. Policy 104

# Executive Director's Report

- The new IT Manager, Michael Rivers started on August 8.
- DCRA participated in a risk management assessment and have corrected the outstanding issues identified during the inspection.
- Roof inspections at Market Street Villas completed, and several awnings scheduled for replacement.
- Finishing up Firewise clearing in Horseshoe; next will be Camelot 2.13/2.14.
- Policy committee is amending recommendations for Standards of Home, Landscaping and Conduct. Increased fines to be considered for Off Leash Pets; as well as Pets attacking Others.
- Community Council is conducting a Community-wide survey per the governing documents. They are to be done every three years. Survey is to be done through a third-party vendor WestGroup research. Survey will be sent out later this month, and we are asking everyone to participate.
- DCRA had a total of 14 trees lost in storm from August 12, with residents losing about 48. Many have been identified in the enforcement inspections and will be addressed. All of the RA trees lost were Palo Verde trees.
- Modifications has processed 11 artificial turf applications, ten of which were approved.



# Executive Director's Report

- Working on the gravel refresh project at Sterling Villas, as well as adding new plants in the planting bed along a driveway and repairing irrigation in the planted pots on the columns to water pots without damaging the columns.
- Painting of Stucco walls and view fencing to be completed by Desert Palette Painting. Horseshoe Canyon \$28,922, Sierra Pinta wall \$22,176, Terrace Homes East \$32,207, Terrace Homes West \$30,555, Park and Manor \$38,375, Arcadia wash walls \$31,002.
- Currently obtaining bids for painting of Market Street Villas for Units 76-90,
- Speed table at Windgate is currently being evaluated by an engineer due to the changes of height of the road/ADA ramps, etc.
- The signage at Windgate will be updated to eliminate confusion on the left turn only lane.
- Sissoo Tree update-we have removed a total of 100 streetscape trees, which is 20 lots within the Arcadia community.
- Conflict of Interest forms have been distributed to all committees and Board of Directors to be signed for this year of service.

# Executive Director's Report

- Resident Leadership Academy Class 3 began. The Executive Directors did their presentation on High Quality Leadership on Tuesday, September 6, which included presentations from Board President's from all three entities.
- Interviews are being conducted for new broker for employee benefits, payroll company to be going out first week of October. Broker shall be selected by Oct 1, and bidding for medical benefits will begin. Open enrollment begins last week of October, and new benefits begin December 1.
- Night Community Standard infraction canvassing was completed in July. 194 lighting infractions noted to date.
- Overseed project has begun in the common areas.
- Replacement of cameras at the manned gates are in process.
- Reserve Studies are being conducted in each neighborhood with completion by Q1 2023 by a third-party vendor Facilities Advisors Arizona.

# Executive Director's Report

- Sidewalk inspections are being conducted and scheduling of repairs will begin. (\$38,000) Completed 1.13 to date.
- Terrace Homes West slide on the playground has been vandalized. It is currently unavailable for use and the new slide is on order with a 14-16 week delay. All playgrounds are inspected annually and we have a list of repairs/replacements scheduled.



# Unfinished Business

- 2022 Auditor Engagement
- Security Committee Update
- Maintenance Yard Update



# New Business

- Security Contract Proposed Changes

# Committee Reports-Firewise

COMPLETED

Crew is currently working in this area.

Map of Areas for Phase 1b – Horseshoe Canyon





# Committee Reports-Firewise next up

Map of Areas for Phase 1c – 2.13/2.14 - Camelot



# Committee Reports

Firewise 3 Year Pricing Schedule			
NEIGHBORHOOD	2022	2023	2024
Arcadia	\$ 68,767		
Horseshoe/T4B	\$ 103,754		
2.13/2.14	\$ 176,277		
Country Club		\$ 182,546	
Windgate		\$ 21,192	
1.13-Terrace Homes West		\$ 32,421	
1.14-Terrace Homes East		\$ 24,993	
1.17-Park and Manor		\$ 36,980	
1.18-The Estates		\$ 47,420	
2.10-Montelena		\$ 54,920	
1.11-Desert Haciendas			\$ 80,082
2.3-Market Street Villas			\$ 60,406
2.9-Pioneer			\$ 50,305
2.15-Rosewood			\$ 38,228
2.17/2.18/2.19-Haciendas			\$ 122,694
TOTALS	\$ 348,798	\$ 400,473	\$ 351,715
Project Total	\$ 1,100,986		



# Committee Reports

- Budget and Finance
- Modification Committee
- Policy Committee

# Member Open Forum



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

Please raise your hand to be called  
upon to speak.

# Announcements

- Desert Camp Site Improvement Open House, September 13, 6 pm at The Homestead
- Next Board Meeting, October 3, 6 pm, hybrid model meeting, Board of Directors in person, residents on zoom
- Public Budget Meeting, October 10, 6 pm. at The Homestead
- Community Safety Forum, October 12, 5-7 pm, The Homestead

# Adjournment