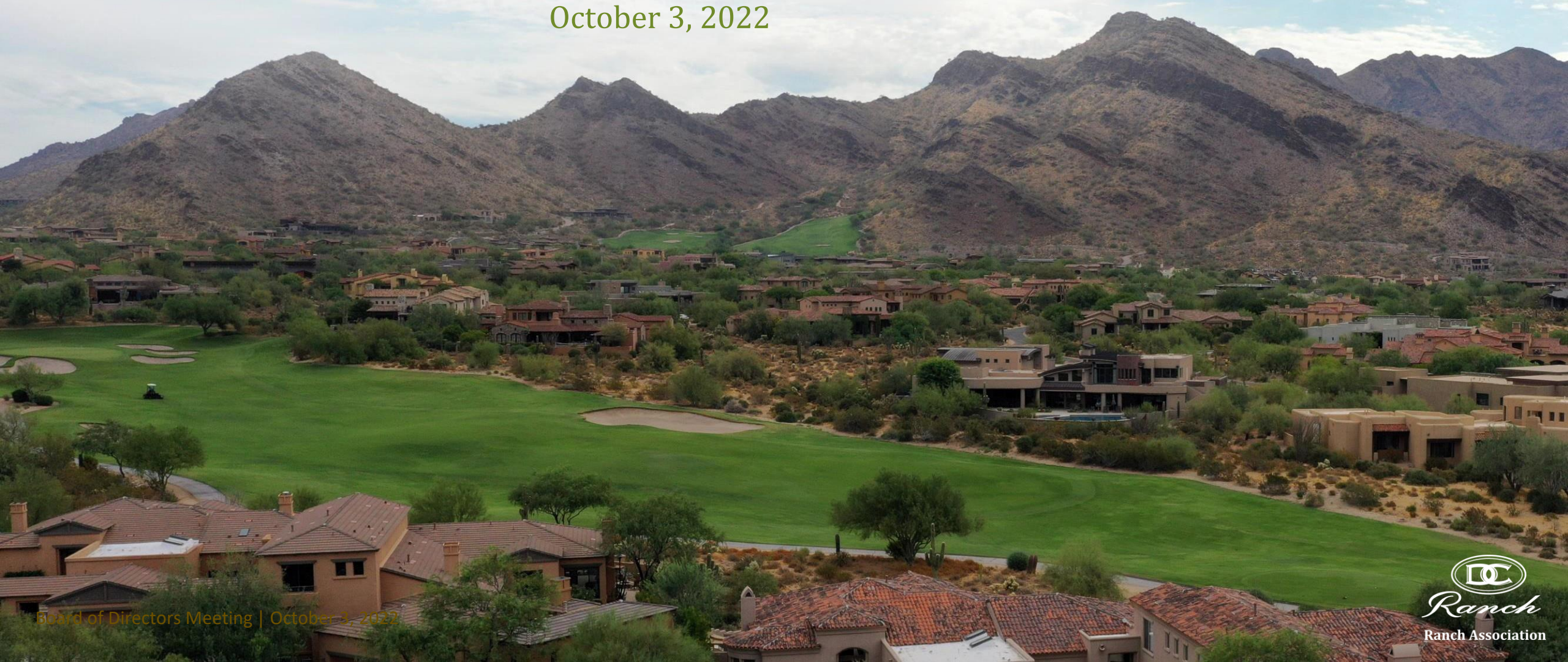


# DC Ranch Association Board of Directors Meeting

October 3, 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
- Consent Agenda
- Executive Director's Report
- Unfinished Business
  - Access Control/Community Patrol Committee Charter Amendment
  - Access Control/Community Patrol Committee Update-Appoint Committee members
  - Survey Questions January 2023
  - Signed Conflict of Interest Forms
- New Business
  - Overseeding
  - 2023 Annual Budget
  - Standards of Conduct, Landscaping, Home
  - Communications Protocol
  - Modification Committee Policy Resolution
  - Sustainability Committee
  - Subassociation Board Member Meeting
  - Realtor Training
- Committee Reports
  - Firewise Committee
  - Budget and Finance
  - Modification Committee-Appointment
  - 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

# Consent Agenda

- a. September 12, 2022-Board Meeting
- b. September 12, 2022-Executive Session
- c. September 28, 2022 Access Control/Community Patrol Meeting with Board Members

# Executive Director's Report

- Painting of Stucco walls and view fencing to begin this month. 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.
- Asphalt patch and repair will occur this fall in Park and Manor.
- A speed table at Windgate will be installed. The plan is currently being evaluated by an engineer due to the changes of height of the road/ADA ramps, etc.
- The contractor is finishing up Firewise clearing in Horseshoe; next week will be Camelot 2.13/2.14.
- The Policy committee is amending recommendations for Standards of Home, Landscaping and Conduct. Escalating fines for infraction of all the Standards. For example, Pets off Leash-\$300, Pets attacking a human or another animal-\$1,250, Short-rentals \$5,000.
- Modifications has processed 18 artificial turf applications.

# Executive Director's Report

- Resident Leadership Academy Class 3 continues, October 4<sup>th</sup> is Financial Stewardship with our very own Dee Nortman and Laura Spears presenting.
- We have finished interviewing the Benefit brokers that responded to the RFP. The broker will be selected this week, and we will begin competitive bidding of medical benefits. Open enrollment begins last week of October, and new benefits begin December 1. We did receive the renewal of the current benefit package, and the increase is 29%.
- Staff has started work on the DC Ranch insurance renewal effective January 1, 2023. We are estimating a 15% increase in premiums to industry market, property coverage, cyber and potential workman's compensation.
- Replacement of cameras at the manned gates are in process.
- Reserve Studies are being conducted for each neighborhood with completion by Q1 2023 by a third-party vendor Facilities Advisors Arizona.

# Executive Director's Report

- There will be a Conversations in the Park held at Sterling Villas Park on November 16 at 4 pm.
- NVM applications are now available. We have 11 areas in need of representation, The Villas, Courtyards Desert Parks, Village at Market Street 1 & 2, Country Club-Longhorn, Country Club-Craggy Spur/Mule Deer, Horseshoe Canyon, Windgate Rob's Camp, Upper Canyon Saguaro Canyon/Wingspan, Upper Canyon Wingspan and Arcadia. Deadline for applications is November 4, with ballots being mailed November 22, and must be returned by December 9. Four NVMs are retiring, Pam Kacir, Chris Kirkpatrick, Scott Roberts, Beverly Schwartz.
- Every three years, the Community Council facilitates a Resident Demographic/Interest survey, which gives residents the opportunity to provide feedback. As part of the final phase, fourteen residents participated in a beta test. The survey will launch September 26.
- Tree replacement is beginning in areas that lost trees during the storm, or that died in the summer.

# Unfinished Business

- Access Control/Community Patrol Committee Charter
- Access Control/Community Patrol Committee Update-Committee Appointments
- Survey questions 2023
- Signed Conflict of Interest Forms Status

# New Business

- Overseeding
- 2023 Annual Budget
- Standards of Conduct, Landscaping and Home
- Communications Protocol
- Modification Committee Policy Resolution
- Sustainability Committee Establishment
- Subassociation Board Member Meeting with Board of Directors
- Realtor Training

# Committee Reports-Firewise

COMPLETED

Crew is currently working in this area.

Map of Areas for Phase 1b – Horseshoe Canyon



# Committee Reports-Firewise next up

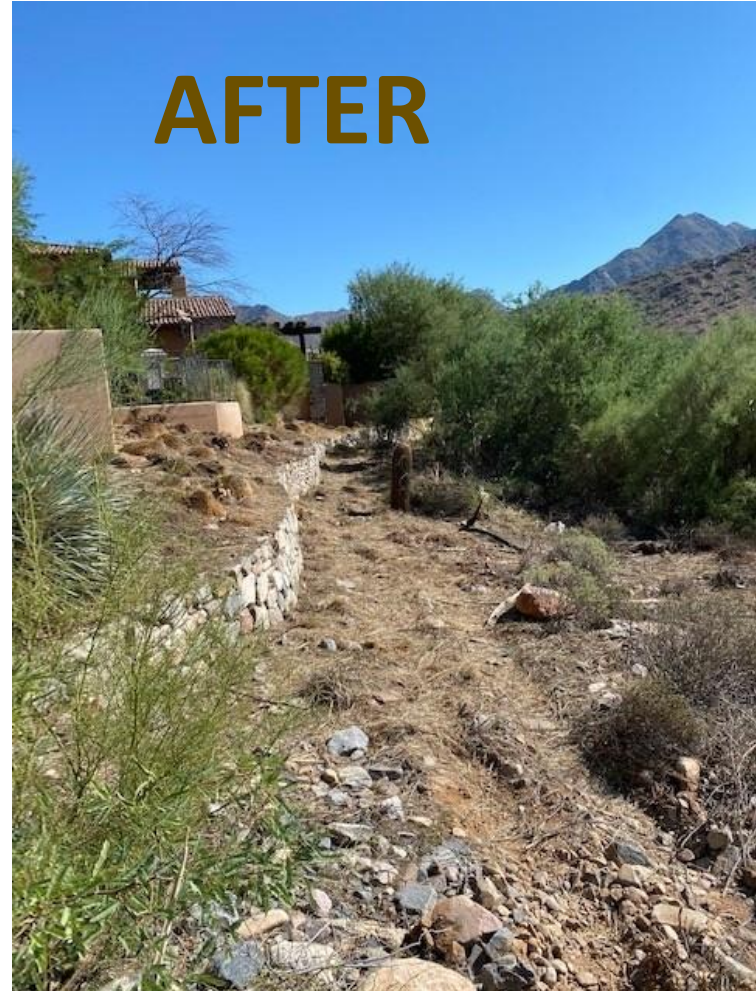
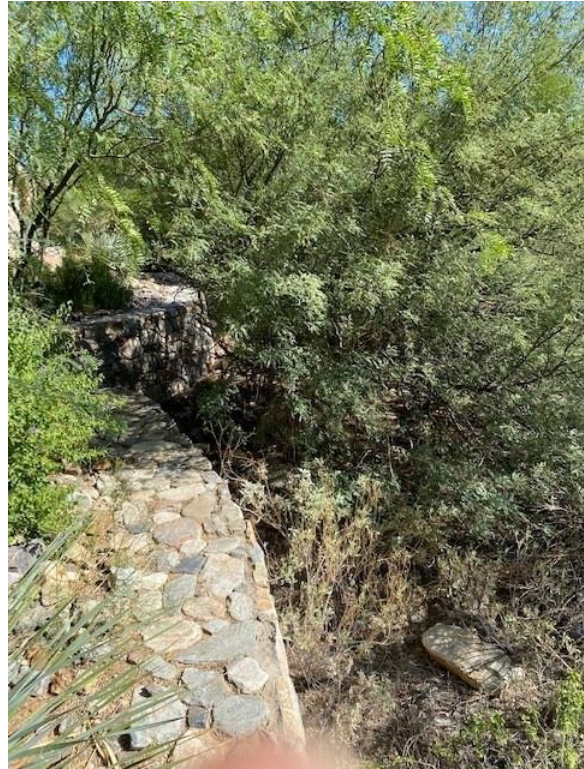
Map of Areas for Phase 1c – 2.13/2.14 - Camelot



# Committee Reports



**BEFORE**



**AFTER**

# Committee Reports

- Budget and Finance
- Modification Committee-Appointment of new member
- 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

- Public Budget Meeting, October 10, 6 pm. at The Homestead
- Community Safety Forum, October 12, 5-7 pm, The Homestead
- Board Executive Session, October 17, 4 pm, Personnel Matter
- Next Open Board Meeting, November 7, 6 pm, hybrid model meeting, Board of Directors in person, residents on zoom

# Adjournment