

Board of Directors Meeting Minutes REGULAR MEETING Desert Camp Community Center May 26, 2022

## Attending:

Jill Hegardt, President
Bruce Benham, Vice President
Elizabeth Kepuraitis, Treasurer/Secretary (virtual)
Alex Townsend, Director (virtual)
Natalie Ingram, Director
Ethan Knowlden, Director
Ron Belmont, Director

## **Staff Attending:**

Jenna Kohl, Executive Director
Mike Fenzel, Facilities & Recreation Director
Jona Davis, Community Engagement Director
Chris Irish, Public Affairs Director
Melissa Fuentes, Executive Assistant/HR Administrator
Laura Spears, Accounting Senior Manager
Elizabeth Dankert, Communications Senior Manager

### I. Call to order

President Hegardt 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 Meeting Minutes

Motion: To approve the minutes from the March 24, 2022, board meeting and April 4, 2022, special open session Motioned by Ron Belmont; Seconded by Bruce Benham; motion passed unanimously

## III. Consider Acceptance of 2021 Audit

Jennifer Robinson from Mansperger, Patterson & McMullin presented the 2021 audit; this is the firm's second year auditing DC Ranch. The Council was found to be very financially secure with a strong balance sheet and the firm gave a clean "unmodified opinion," the highest rating available. Council's reserves are very well-funded. The audit will be posted online.

Motion: To accept the 2021 audit as presented

Motioned by Elizabeth Kepuraitis; Seconded by Bruce Benham; Motion passed unanimously

## IV. President's Report

President Hegardt reviewed the topics discussed at the most recent Governance Committee meeting. The committee reviewed the following topics:

- Ranch Association gave an update on the Sissoo Tree issue.
- Ranch Association has vacancies on the Finance and Modification Committees.
- Ranch Association gave an update on approved plant list.
- Ranch Association gave an update on the Firewise Program.
- Ethics Policy/Code of Conduct for Committees
- Path and Trail Security

# V. Consider Appointment of Fill Director Term.

President Hegardt wanted to recognize and thank Vice President Benham for his service and announced that he is stepping down from the board. Benham was presented with a gift of appreciation for his service. Director Ingram shared that the nominating committee, consisting of Bruce Benham, Alex Townsend, and Natalie Ingram, reviewed the candidates from the March selection cycle; they will be selecting from that list. A special board meeting will be scheduled in early June to appoint new board member. The person will serve a one-year term.

Motion: To accept Bruce Benham's resignation effective May 27, 2022 Motioned by Ron Belmont; Seconded by Ethan Knowlden; Motion passed unanimously

## VI. Staff Reports

Executive Director Jenna Kohl reviewed the items on the staff report, which are posted on the DC Ranch website. New team members were introduced: New Event & Rental Support Specialist Michael Clow, and Community Center Custodian Gabriela Ozuna. Please give them a warm welcome. Jenna also recognized recent anniversaries: Garrett Breen–1 year, Lynette Whitener-12 years, Mike Fenzel-1 year, Monica Alvarez-1 year, Laura Spears-2 years, Alaina Martoccia-1 year, and Anita Rogers-2 years. Jenna announced 2022 Volunteers of the Year. She reviewed upcoming events and recapped numerous events that took place. Other items reported were Summer Program Highlights, CivicRec, Resident Leadership Academy, Insurance RFQ, and Project Updates.

Accounting Senior Manager Laura Spears reviewed April's Financial Report and the Quarterly Benefit Fee Report.

Public Affairs Director Chris Irish gave an update on seven projects that are being monitored:

- Arizona State Trust Land On March 7, 2022, the Mack Company purchased 124 acres of State Trust Land. Mack is a real estate developer based out of New York with a local presence.
- NE corner 94<sup>th</sup> and Bell On March 16, 2022, the City of Scottsdale sold approximately 40 acres of land to American First Builder, a residential homebuilder that offices in the DC Ranch Corporate Center and has built homes in Silverleaf.
- DC Ranch Neighborhood Park Southwest corner of 91<sup>st</sup> and Trailside View, owned and maintained by City of Scottsdale. Phase one Lake, grass areas, ramada, walking trails, landscaping, public art sculpture and five car parking lot. Opening delayed to late summer 2022. Phase two Currently not funded within the next five years by the city. The Community Council is trying to encourage the city to start design in FY 2023 2024 and construction in 2024 2025. May include playground, exercise course, and sports courts.
- Reata Wash Flood Control Project If the city builds the Reata Wash flood control project, 4600 homes/business would
  no longer be designated as in a floodplain and flood insurance would not be required.
- Sky Harbor NextGen In 2014 the FAA changed the flight paths at Sky Harbor airport. While the greatest impact was in Phoenix, the change resulted in new Sky Harbor air traffic over DC Ranch and other areas of Scottsdale. October 2021, after negotiations to move the flight paths failed, the City of Scottsdale filed a legal action against the FAA. March 2022, the City of Scottsdale, and the FAA completed their final arguments in court. The case is now in the hands of a three-judge panel. It is unknown when they will make a ruling.
- City Bond Projects Bell94 Sports Complex, open to the public in February 2022. Dog Park, currently in design phase with construction slated for FY 2024 -2025. Thompson Peak Bridge Expansion, design and construction slated for 2024 2026.
- Construction in/near DC Ranch Legacy at DC Ranch, nine single family homes currently under construction by Camelot Homes. Fairfield Marriot in DC Ranch Crossings, grading work was supposed to begin in April, but did not. DC Ranch Crossing expansion, this triangle piece of land north of Legacy was put back on the market for sale in April 2022. DC Ranch Corporate Center, several new buildings, and tenants.

#### VII. Old Business

Community Engagement Director Jona Davis presented to the Board two letters of interest to acquire the Tour de Scottsdale event from Matson Money and McDowell Sonoran Conservancy. Director Davis is recommending that the Board consider the letters of interest and provide direction to staff on moving forward. The Board agreed that additional information is needed and to add to July's Board Meeting for a decision.

# VIII. New Business

Executive Director Jenna Kohl recommended that the board appoint up to two Board Directors to serve on the design committee for the Desert Camp Site Improvement Project and authorize the Executive Director to recruit one or two resident's familiar with the master plan efforts to participate in the design discussions and to tap into others for their input.

Motion: To appoint Board Directors Ron Belmont and Ethan Knowlden to serve on the design committee. Motioned by Bruce Benham; Seconded by Elizabeth Kepuraitis; motion passed unanimously

Motion: To authorize the Executive Director to recruit one or two resident's familiar with the master plan efforts to participate in design discussion.

Motioned by Ron Belmont; Seconded by Bruce Benham; motion passed unanimously

Executive Director Jenna Kohl requested Board authorization to use Capital funds up to \$25,000 for Desert Camp Site Improvement Project (DCSIP) related costs including but not limited to legal expenses and other ancillary costs.

Motion: To authorize Executive Director to use Capital funds up to \$25,000 for DCSIP related costs. Motioned by Ron Belmont; Seconded by Ethan Knowlden; motion passed unanimously

Facilities and Recreation Director Mike Fenzel recommended that the board authorize retirement of the DC Ranch Community Garden at Copper Ridge School and implement appropriate steps. Director Fenzel explained the history of the Garden and how it was initially intended as a shared project between Copper Ridge students and DC Ranch residents. Eventually Copper Ridge School established its own garden and resident interest proved to be minimal. The lease agreement will expire on June 30, 2022; upon termination of the lease DC Ranch Community Council has an obligation to return the site to its original condition. The Board directed staff to wrap up lease obligations as expeditiously as possible.

Executive Director Jenna Kohl recommended that the Board approve the proposed amended Ethics Policy with a few changes that Director Kepuraitis has proposed and provide direction if this policy should apply to all Council Board Committees as well.

Motion: To approve the adoption amended Ethics Policy with additional changes provided by Director Kepuraitis. Motioned by Ethan Knowlden; Seconded by Bruce Benham; motion passed unanimously

Motion: To approve the adoption amended Ethics Policy with additional changes for all Council Board Committees. Motioned by Ron Belmont; Seconded by Ethan Knowlden; motion passed unanimously

Treasurer/Secretary Kepuraitis reviewed the process that Executive Director, Financial Operations Director, and Chair of the Financial Committee went through to interview and select new members of the Finance Committee. Treasurer/Secretary Kepuraitis recommends the following staggered-term appointments to being July 1, 2022:

Troy Anderson - two-year term Dinesh Kakwani - two-year term Scott Whitmire — one-year term Elaine Cottey — one-year term

> Motion: To approve the above Finance Committee appointment terms as presented. Motioned by Bruce Benham; Seconded by Ron Belmont; motion passed unanimously

IX. Meeting adjourned at 6:42 p.m.

Minutes submitted by Melissa Fuentes

These minutes attested by:

El Reguras 5

Elizabeth Kepuraitis

Community Council Board Secretary/Treasurer
July 28, 2022

5.26. 2022 open Session Minutes