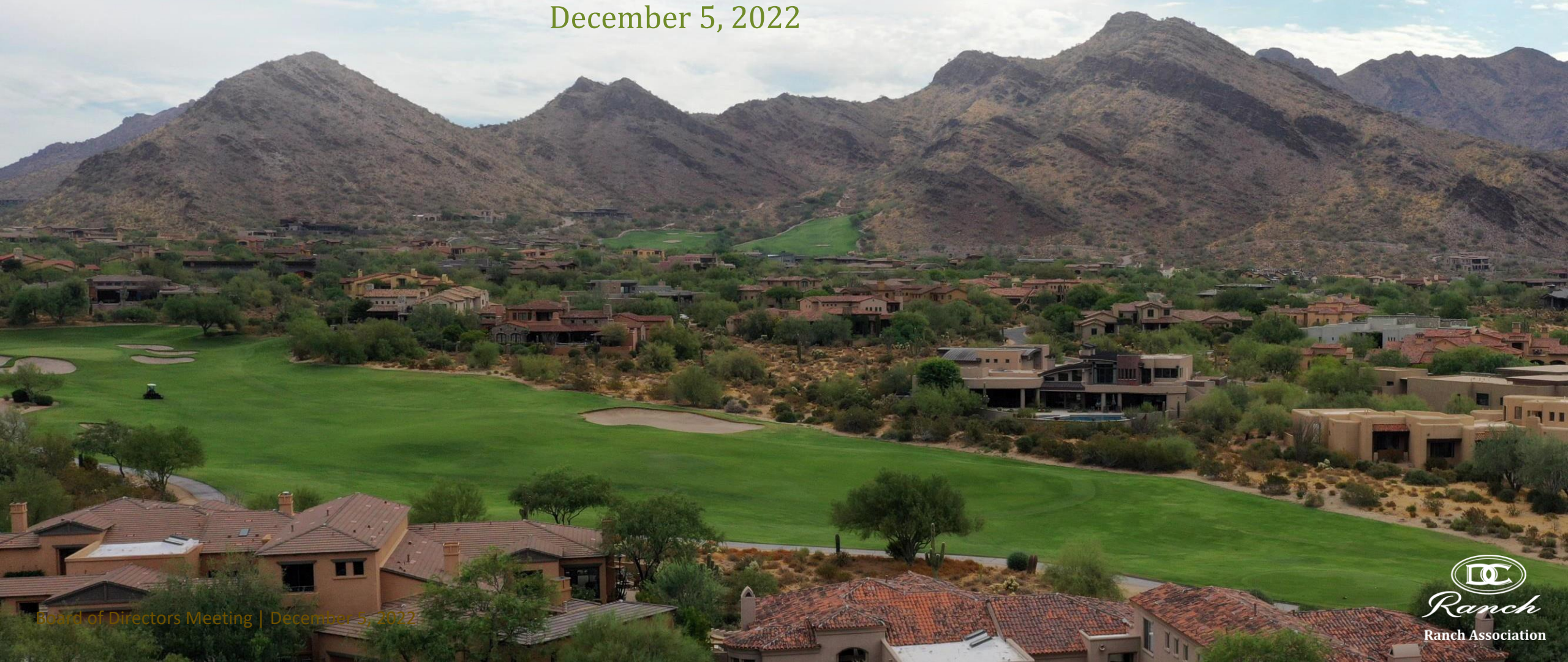


DC Ranch Association Board of Directors Meeting

December 5, 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
- Consent Agenda
- Community Wide Executive Summary
- Executive Director's Report
- Unfinished Business
 - Signed Conflict of Interest Forms
 - DCR-24 Speeding
 - Park and Manor gate
- New Business
 - Terrace Homes East Dog Park proposal
- Committee Reports
 - Firewise Committee
 - Budget and Finance
 - Modification Committee
 - Policy Committee
 - Community Patrol and Access 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

Consent Agenda

- a. November 7, 2022-Board Meeting
- b. November 7, 2022-Executive Session

Community Wide Survey

Community wide survey results, Jona Davis, Community Engagement Director,
Kathryn DeBoer, Chief Research Officer, SVP

Executive Director's Report

- Resident Leadership Academy Class has ended and graduation is December 6. Thanks to the staff that coordinated and hosted this class, Mike Wells from Ranch Association along with Lynette Whitener and Devin Haggarty from Community Council.
- NVM appreciation event on December 14, all NVMs should have received their invite and can RSVP.
- Staff has started work on the DC Ranch insurance renewal effective January 1, 2023. We are awaiting bids to select coverage and will bind the insurance before year end.
- Replacement of cameras at the Eastgate, Westgate, Horseshoe and Windgate are completed, Arcadia and unmanned gates will be Q1 2023.
- Tree and plant replacement has begun in areas that lost trees during the storm, or that died in the summer.
- Tree trimming has begun in areas where the Association is responsible for maintenance, and to date, Desert Haciendas, Hacienda and The Parks has been completed. Market Street Villas is still in process.
- Slide replacement for Terrace Homes West has been ordered. 12-16 week delay, still awaiting shipping information on expected delivery.

Executive Director's Report

- NVM ballots have been mailed the week of November 22 and must be returned by December 9.
- All Team value awards to be awarded in February based on five team values (fun, professionalism, innovation, passion and teamwork). These are peer-based nominations and applications have been available to staff.
- Maintenance and Landscape Employee of the Year 2022 will be awarded December 16, 2022.
- Year-end evaluation process has started with management evaluations of staff, and reviews are being conducted with each staff person with the expected completion by December 16.
- 4th Quarter Team building event will be December 16 for all Ranch Association employees.
- Reserve Studies are being conducted for each neighborhood with completion by Q1 2023 by a third-party vendor Facilities Advisors Arizona.
- Neighborhood park meeting on December 9 at 10 am at Terrace Homes West.
- Congratulations to Community Council for being awarded the 36th Annual Sterling Award in the Small Business category. The award acknowledges organizations that demonstrate excellence, innovation, and community stewardship.

Executive Director's Report

- Association offices will be closed for the Christmas holiday on Friday, December 23 and Monday, December 26 and will reopen on Tuesday, December 27 at 8:30 am. In observance of New Year's, the office will close at 12 noon on December 30, and be closed on Monday, January 2, reopening at 8:30 am on Tuesday, January 3.
- Applications for the Sustainability Committee are currently available on the website and an email blast has been sent out with all the information.
- Painting of Stucco walls and view fencing is ongoing. 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. MSV is currently on hold as bids are \$10,000 over budget.
- Seasonal flowers have been planted, and wildflower beds should be seeded by end of this week.
- All of the park furniture ordered for 2022 has been delivered.
- Updated street signs are on order and/or installed in many neighborhoods to include: Arcadia, Windgate, Camelot, Country Club, Pioneer, Haciendas, Desert Springs Park and Rosewood.

Unfinished Business

- Signed Conflict of Interest Forms Status
- DCR-24 Speeding
- Park and Manor pedestrian gate

New Business

- Terrace Homes East Dog Park Proposal

Committee Reports-Firewise

COMPLETED

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



Crew is currently working in this area.

Committee Reports

- Budget and Finance
- Modification Committee
- Policy Committee
- Community Patrol and Access Committee

Member Open Forum



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

Please raise your hand to be called
upon to speak.

Announcements

- January 9, 2023; Board hybrid meeting, Board in person, residents via zoom, 6 pm.
- December 9-NVM ballots are due by 5 pm
- Week of December 19-Announce NVM Election results
- January 11-Board of Directors/Sub-Association Meeting, 6 pm, The Homestead
- January 16-Realtor Training, 6 pm, The Homestead
- January 21-DC Ranch Day, 3:30 pm, The Homestead
- February 3-Board Candidate forms available

Adjournment