

DC Ranch Association – Board of Directors

Meeting Minutes: December 5, 2022



Date/Time: Monday, December 5, 2022, Started: 6:02 p.m. / Ended: 8:17 p.m.
Location: The Ranch Office and Zoom
Purpose: Regular Open Meeting

Chaired By: Dr. Philip Geiger
Recording: Meghann Hill
Secretary: Elaine Cottey
Status: APPROVED

Attendance:

Directors: Dr. Philip Geiger, President; Greg Kiraly, Vice President; Elaine Cottey, Secretary; Marla Walberg, Director; Geoff Wilner, Director; John Shaw, Treasurer (via Zoom)

Absent: Don Matheson, Director

Management: Michele Ray-Brethower, Executive Director
Meghann Hill, Director of Community Services
Alexis Firehawk, Attorney (via Zoom)

Call to Order / Establishment of Quorum / Roll Call

Dr. Geiger called the meeting to order at 6:02 p.m. A quorum was established with six directors present.

President's Comments

Dr. Geiger thanked all residents in attendance, reviewed the call to the public, and reminded residents when the meeting is open for comment.

Consent Agenda

Mr. Wilner motioned to approve the consent agenda. Ms. Walberg seconded the motion. The motion passed unanimously.

- November 7, 2022 – Board Meeting Minutes
- November 7, 2022 – Executive Session Minutes

Community Wide Executive Summary – Jona Davis, DC Ranch Community Council Community Engagement Director; Kathryn DeBoer, WestGroup Research Chief Research Officer

Ms. DeBoer and Ms. Davis provided an overview of the 2022 DC Ranch Resident Survey. Ms. Davis is creating a communications plan for residents to better understand the outcomes of the survey and to advise what the Community Council is doing to address action items from the survey. Ms. Davis will hold resident stakeholder, staffing, and leadership sessions to receive additional detailed feedback and make sure the organizations are meeting the needs of the residents. Results of the survey will be posted on the DC Ranch website.

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 the Association is responsible for maintenance.
- NVM ballots were 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 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.
- A Reserve study is being conducted for each neighborhood with completion by Q1 2023 by a third-party vendor, Facilities Advisors Arizona.
- 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.
- 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 a.m. 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 a.m. 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 in Horseshoe Canyon, Sierra Pinta wall, Terrace Homes East, Terrace Homes West, Park and Manor and Arcadia wash walls. Market Street Villas is currently on hold as bids are \$10,000 over budget.
- All 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

Dr. Geiger reminded all Board members and committee members to turn in their forms.

DCR-24 Speeding

Mr. Kiraly reviewed the excessive speeding threshold for parks (8 mph over) and private streets (11 mph over) and noted that fines may be accessed along with gate access transponder deactivation based on type of violation and frequency of violation. Ms. Ray-Brethower reported that staff received several resident comments regarding the proposed DCR-24 Speeding changes. Mr. Wilner suggested that a traffic engineer be hired to evaluate the speed levels on streets, that consideration be made to increase the Windgate Pass speed limit to 35 mph in designated areas, and that a uniform excessive speed threshold be set at 10 mph over regardless of location.

Mr. Kiraly made a motion to send the DCR-24 Speeding Standard back to the Community Patrol and Gate Access Committee for review to include the Board recommendations that a uniform excessive speed threshold be set at 10 mph over and that the Board is willing to hire a 3rd party expert to look at speed limits at Windgate Pass and other streets as needed. Mr. Wilner seconded the motion. With no further discussion, the motion passed unanimously.

Mr. Kiraly motioned to authorize the Executive Director to hire a 3rd party vendor to review speed limits, speed humps and other traffic controls per recommendations which may result from the January 10 Community Patrol and Gate Access Committee. Ms. Cottey seconded the motion. With no further discussion, the motion passed unanimously.

Park and Manor Pedestrian Gate

Ms. Walberg reported that the pedestrian gate was put in in 2019, gate installation was voted on by the Park and Manor residents, and DC Ranch went through a bid process to install the gate. The gate is not locked and not intended to be a security gate, just a footpath with a gate that has a uniform appearance and provide the perspective that the neighborhood is in a private community and any parks within are private parks. Following installation, the gate was retrofitted with a spring-loaded hinge and widened to make sure the gate is ADA Compliant. It was noted that the entrance to the north of the Park and Manor community has a wide sidewalk with no gate.

Discussion took place with a consensus that a 3rd party vendor who specializes in gates be brought in to inspect the existing pedestrian gate to determine if the gate is acceptable as is or if any revision are recommended/needed for safety and/or ADA compliance. A recommendation was made to consider adding signage advising to dismount bicycles when using the pedestrian gate.

Mr. Wilner made a motion to hire a 3rd party vendor to inspect the existing pedestrian gate to determine if the gate is acceptable as is or if any revision are recommended/needed for safety and/or ADA compliance and authorizing staff to add signage advising to dismount bicycles when using the pedestrian gate. Ms. Walberg seconded the motion. The motion passed unanimously.

New Business

Terrace Homes East Dog Park Proposal

Resident David Young gave a presentation requesting the Board consider implementing a daily period of time at the Terrace Homes East Neighborhood park during which residents may allow

their dogs to use the park without their leashes. It was noted that Scottsdale doesn't allow dogs off leash nor do the CC&Rs permit it.

Committee Reports

Firewise Committee

Dr. Geiger reported that the Firewise initiative is underway in Camelot. The next meeting will be held in January 2023.

Budget and Finance Committee

Mr. Shaw advised that the Committee had not met, so there was nothing to report.

Modification Committee

Mr. Wilner reported that the next meeting will be December 13, 2022, at 4:00 p.m. There had been 14 modification requests, 5 of which were artificial turf.

Policy Committee

Ms. Cottey reported that the Committee is working through policies, with several redlines out for consideration. More education and communication to residents is to come. A Bylaw update is proposed to allow only Owners to be eligible to serve on the Association Board, with Tenants eligible to serve on Committees. The Committee would also like to move to digital voting.

Ms. Cottey made a motion to post to the DC Ranch website for resident comment, the proposed Bylaw changes to allow only Owners to be eligible to serve on the Association Board, with Tenants eligible to serve on Committees and move to digital voting. Mr. Wilner seconded the motion. With no further discussion, the motion passed unanimously.

Community Patrol and Gate Access Committee

Mr. Kiraly noted that the Committee will review the DCR-24 Speeding Standards at the next meeting which is scheduled for January 10, 2023 at 6:00 p.m.

Member Open Forum

Member discussion centered around the proposed industrial project near the 101 freeway, modification review and approval process/timeline, and Common Area tree trimming and fountain maintenance.

Announcements

- Next Regularly Scheduled Board Meeting (BOD in person, residents on Zoom), January 9, 2022, at 2 p.m.
- NVM ballots due December 9, 2022 by 5 p.m.
- NVM election results announcement week of December 19, 2022
- Board of Directors/Sub-Association Meeting at The Homestead, January 11, 2023, at 6 p.m.
- Realtor Training at The Homestead, January 16, 2022, at 6 p.m.
- DC Ranch Day at the Homestead, January 21 at 3:30 p.m.
- Board Candidate Forms available February 3.

Adjournment: There being no further business to conduct, Dr. Geiger adjourned the meeting at 8:17 p.m.