

DC Ranch Association – Board of Directors Meeting Minutes: February 6, 2023



Date/Time: Monday, February 6, 2023, Started: 6:14 p.m. / Ended: 7:12 p.m.
Location: The Ranch Office and Zoom
Purpose: Regular Open Meeting

Chaired By: Mr. Greg Kiraly
Recording Secretary: Kathren Coleman
Secretary: Elaine Cottey

Status: APPROVED

Attendance: Greg Kiraly, Vice President; Geoff Wilner, Director; John Shaw, Treasurer; Elaine Cottey, Secretary; Don Matheson, Director (via Zoom)

Absent: Dr. Phil Geiger, President; Marla Walberg, Director

Management: Michele Ray-Brethower, Executive Director
Meghann Hill, Director of Community Services
Dee Nortman, Director of Financial Operations (via Zoom)
Alexis Firehawk, General Counsel (via Zoom)
Jeffrey Shaw, Director of Information Technology
Kathren Coleman, Communications Coordinator

Call to Order / Establishment of Quorum / Roll Call

Mr. Greg Kiraly called the meeting to order at 6:14 p.m. A quorum was established with five directors present.

Vice President's Comments

Mr. Kiraly opened the meeting by reviewing the precepts of courteous engagement and reminded the open meeting participants to follow general professional courtesies when in discussion.

Consent Agenda

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

- January 9, 2023 – Board Meeting Minutes
- January 9, 2023 – Executive Session Minutes

6:27 – Meeting paused due to technology issues.

6:39 – Meeting restarted

Executive Director's Report

- Introduction of Jeff Shaw as the new IT Manager for the Ranch Association and Community Council.
- Association offices will be closed for the President's Day on Monday, February 20 and will reopen on Tuesday, February 21 at 8:30 am.
- All Team value awards to be awarded in February based on five team values (fun, professionalism, innovation, passion and teamwork).
- Board of Director applications are now available. We have two seats open for three-year terms. Applications are due by March 3.
- DC Ranch Day was held Saturday, January 21. Those that attended had a great time celebrating the 25th Anniversary. Those that couldn't attend missed the Ranch staff dancing!
- Nominations for Volunteer of the Year awards are due by March 3, and recipients will be honored at the annual Volunteer Appreciation Celebration. Categories for nominations include; Leadership, Good neighbor, Philanthropy, Youth and Community Partner.
- DCR2025 Strategic planning has kicked off, we are looking for residents to register to provide feedback that will be used to develop the next strategic plan. Board member and staff sessions have also been scheduled.
- Staff is currently working on the Annual Report, which is a joint effort between Community Council, Ranch Association and the Covenant Commission. It will be a digital report and will be completed in March and presented in April at our annual meeting.
- Mack Development meeting for Tuesday, February 7 at 6 pm was canceled. Notice will be provided to residents when meeting is rescheduled.
- We hosted the NVM training on January 18. It was well attended, and all of the new NVM's are getting acclimated to their role.
- We hosted the Sub-association meeting on January 11. It was suggested that the Sub association board members have another meeting to collaborate, share ideas, and vendors. Two dates have been scheduled, March 8, 2-4 pm, and March 27, 3-5 pm.
- Realtor training was held on January 31. Topics included the new development around DC Ranch, community governance, the Community Standard updates, Transfer and Disclosures, online training. It was well received and have received positive comments on the meeting.
- Home and Landscape Expo is scheduled for 4-7 pm at The Homestead on March 22. Educational seminars will be offered on Firewise, Artificial Turf installation, Paint modifications, Community Standard updates as well as several vendors representing landscaping, lighting, interior design, paint, artificial turf, and mosquito control.
- The Anderson Security annual evaluation is scheduled for February 9th. The recent survey results are in and will be reviewed by the Board and the Community Patrol and Gate Access committee and then presented at the March board meeting.

- The granite refresh at Sterling Village has been completed at the park as well as the streetscape area in front of the homes.
- Painting project to be complete by the end of the month, total cost \$176,827.
- Reserve study update is still in process and due to be completed by the end of March.
- Working with asphalt vendor for better pricing, costs are still very high. Will consider doing a neighborhood survey to see if they are willing to absorb the extra costs to do the project or continue to delay with asphalt filler or postpone other projects to financially be able to pay for the expenses.
- Rebid our waste services and pond/fountain services contracts and will realize savings with new contracts with two new vendors, with an expected savings of \$30,000/year.
- Currently working on pre-emergent in the Association common area and areas of responsibility.
- Six of the eight fleet trucks will be delivered next week, the other two were canceled by Enterprise. We are looking to share the vehicles we have.
- Community Patrol survey results are being compiled and will be reviewed by the Board and Community Patrol/Gate Access committee February 22.

Director of Financial Operations 2022 YE Report

Ms. Nortman provided a review of the finances for the fiscal year 2022.

Unfinished Business

Park and Manor Pedestrian Gate

Ms. Ray-Brethower met with an engineer vendor and a report will be provided in the next month regarding the Park and Manor pedestrian gate.

Community Standards Update

Ms. Ray-Brethower advised that the update has been a six-month process with extensive review by the Ranch Association team, Policy Committee team, Ranch Association legal, Community Council, and Community Council Executive Director, and has been provided on the DC Ranch website for member input.

Ms. Cottey motioned to approve the Standards of Conduct, and Landscaping update as presented and authorize the Association Executive Director to work with Community Council Executive Director to finalize changes for Standards for Home, including formatting. Mr. Wilner seconded the motion. Motion passed unanimously.

Bylaw Amendment

Ms. Ray-Brethower advised that the proposed Bylaw Amendment allowed for electronic voting for elections and required Board Members to be Owners/Members, not tenants. Ms. Ray-Brethower confirmed the successful passage of the Bylaw Amendment to the Ranch Association Bylaws with 69% of voting members voting in the affirmative.

Traffic Study

Ms. Ray-Brethower advised that staff is working with a traffic engineering firm to complete a traffic study in selected communities per the Community Patrol and Gate Access Committee's recommendation.

New Business

Sustainability Committee Status

Applications for the Sustainability Committee are currently available on the website and currently, we have five applications. Both Executive Directors will be reviewing the applications and anticipate extending the deadline to increase the number of applicants.

Committee Reports

Firewise Committee

Ms. Ray-Brethower reviewed the status of the Firewise Committee work and updated the Board on Camelot clearing progress. Mr. Shaw detailed his experience inspecting the Firewise clearing area and provided praise to the Ranch Association staff and Firewise team who performed the work.

Budget and Finance

Mr. Shaw reviewed the update from the Finance Committee which included:

- The finance committee met on 1/30 to review preliminary year-end financials and investments.
- As Dee reported, Ranch Association is ending the year with a loss, mostly due to Security cost increases, fleet/fuel, and supply increases. We anticipate better results with the 2023 budget.
- We also reviewed investments, which are currently producing increased interest income.
- The finance committee will meet again on 5/01 to review 1st quarter results for this year.

Modifications Committee

Mr. Wilner reported that the next meeting will be on February 14, 2023, at 3:00 p.m. There had been 24 modification requests, 6 of which were artificial turf.

Policy Committee

Ms. Cottey reviewed the work of the committee to update and uniform the policy changes in 2022. The next meeting is on February 7, 2023, at 2:00 p.m.

Community Patrol and Gate Access Committee

Mr. Kiraly detailed the work of the Community Patrol and Gate Access Committee in January including considering a speeding policy change, traffic study, and survey with findings to be

presented to the full board at a future meeting. The next meeting is on February 22, 2023, at 6:00 p.m.

Member Open Forum

Mr. Matheson requests information on need for Sustainability Committee if there is little interest in committee members. Ms. Ray-Brethower recapped with the Board the Ranch's goal to increase sustainability, reviewed issues with City of Scottsdale and overseeding.

Mr. Matheson provided recommendations for future Realtor Training events.

Ms. Ray-Brethower confirmed that voting in the upcoming Board of Director election will be held electronically.

Announcements

- Next Regularly Scheduled Board Meeting (BOD in person, residents on Zoom), March 6, 2023, at 6 p.m.
- Community Patrol and Access Meeting at The Homestead, February 22, 2023, at 6 p.m.
- Board Candidate applications are due March 3.
- Applications for Volunteer of the Year are due March 3.
- Meet the Candidates Meeting at The Homestead or via Zoom, March 13, 2023 at 6 p.m.
- Annual Meeting, April 3, 2023 at 6 p.m.

Adjournment: There being no further business to conduct, Mr. Kiraly adjourned the meeting at 7:12 p.m.