

Board of Directors Meeting Minutes REGULAR MEETING January 26, 2023

## Attending:

Jill Hegardt, President Elizabeth Kepuraitis, Treasurer/Secretary Ethan Knowlden, Director Ron Belmont, Director Natalie Ingram, Director

## **Staff Attending:**

Jenna Kohl, Executive Director
Jona Davis, Community Engagement Director
Dee Nortman, Financial Operations Director
Chris Irish, Public Affairs Director
Melissa Fuentes, Executive Assistant/HR Administrator
Jeff Shaw, IT Manager
Elizabeth Dankert, Communications Senior Manager

### **Excused Absence:**

Alex Townsend Claudia Gharai

#### I. Call to order

President Hegardt called the meeting to order at 5:31 p.m. and a quorum was established via Roll Call. All board members were present except for Directors Townsend and Gharai who had excused absences.

## **II. Approval of Meeting Minutes**

Motion: To approve the minutes from the November 3, 2022, board meeting Motioned by Ron Belmont; Seconded by Natalie Ingram; motion passed unanimously.

## III. President's Report

President Hegardt did not have a report out, as due to scheduling conflicts, a Governance Committee Meeting was not held in January.

## VI. Staff Reports

Executive Director Jenna Kohl reviewed the items on the staff report, which is posted on the DC Ranch website. Resident engagement opportunities include the Council Board of Directors, Sustainability Committee, and Resident Group. A new team member was introduced: IT Manager Jeffery Shaw. Jenna recognized recent anniversaries: Elizabeth Dankert –11 years, Lindsay Vanegas - 7 years, Kristin Coons – 7 years, Rafael Lopez – 3 years, and Scott Dennerline – 3 years. Jenna reported that Lindsay Vanegas recently attended The Disney Leadership Institute's course "Disney's Approach to Leadership Excellence." She has been sharing her experience with the team. She reviewed upcoming events and recapped numerous events that took place. Other items reported were DC Ranch Gives, Performing Arts Series: Candlelit Classics, Home for the Holidays: Merry & Bright Trail of Lights, Resident Leadership Academy, Neighborhood Park Parties, Round the Ranch Sunset Tours, Penny Press, and Community-Wide Survey.

Community Engagement Director Jona Davis gave a brief update on Strategic Plan - DCR2025. Resident input has been the focus, with six virtual residential input sessions administrated by Doug Griffin with Advanced Strategy Center. All sessions will be held in mid-February. In addition to the resident input sessions, three other groups are scheduled in April: stakeholders, DC Ranch team members, and Joint Boards of Directors.

Financial Operations Director Dee Nortman reviewed the preliminary 2022 Year-End Financial Report and December 2022 Financial Report.

#### VII. Public Affairs Update

Public Affairs Director Chris Irish recommend that the board approve a Public Affairs Engagement Plan for the development of the land at 8888 E Bell Road, owned by the Mack Company.

Motion: To consider engagement plan for Mack Company Development Motioned by Ethan Knowlden; Seconded by Ron Belmont; motion passed unanimously.

Chris provided additional public affairs updates:

- Mack Development at Pima and 101 In March 2022, the Mack Company acquired approximately 120 acres of state land south of DC Ranch. This area is zoned I-1 which allows for industrial office and warehouse space. Mack Company held an open house on December 6 at which attendees largely opposed the Industrial Project as proposed. The Mack Company is scheduled to hold another open house to explore resident feedback on a mixed-use option on the north portion of the site.
- 94<sup>th</sup> and Bell Residential Development In March 2022, the City of Scottsdale sold approximately 40 acres of land to American First Builders. The area is zoned R1-7 which allows for one single family home per 7,000 sq ft. Since the purchase, the developer has teamed up with local architect Dale Garden who will work on project design. American First submitted a proposal to the city for 55 homesites. They will have three different categories of homes: villas, estate homes, and custom. The developer is not required to hold an open house since the proposed project is consistent with zoning. Chris will be meeting with the city and Dale Garden soon to get more information on the project.
- Reata Wash The city is waiting on FEMA approval of the latest plans.
- Sky Harbor NextGen The city lost their legal battle with FAA.
- Scottsdale Bond Projects near DCR
  - Bell94 Sports Complex Completed.
  - Dog Park at Thompson Peak and Hayden Delayed.
  - Thompson Peak Bridge Expansion –On target with design in 2024 and completion in 2026.
- State Land A small piece of land near DC Ranch is up for auction in March.
- Construction
  - ICON On track.
  - Camelot Delayed but now on track.
  - Corporate Center Almost built out, only 1 to 2 vacant lots remain.

## VIII. Old Business

Executive Director Kohl presented Desert Camp Site Improvement Project updates. Schematic design is complete. Design development is also complete and in review. Construction documents are in development; the target for GMP is April/May. Due to increased project cost, the design committee is evaluating scope and cost reductions. Executive Director Kohl described the design of the building, with its intent to evoke the story of the desert sunsets and sunrises on the Ranch.

The design committee requests board direction on the Pickleball Courts and sound mitigation measures. The pickleball courts will be going from two courts to four courts with limited space All courts are regulation size.

- The acoustician recommends a 10 ft masonry and stucco wall on the north and east sides of the courts as a means of mitigating pickleball sound; this height is necessary to make an impact. Total cost is \$154,200.
- An alternate solution is Acoustifence, with a starting cost of \$169,000.
- If a wall is chosen, a variance will be needed from Covenant Commission as only a 6' wall is permitted.
- Other solutions include "green" paddles and limiting hours of play.
- Executive Director Kohl asked the architect/contractor if we could construct a wall later and they said of course but it would be expensive and rather invasive. The recommendation is that a decision needs to be made now.

Executive Director Kohl states the pros and cons of the various options relating to cost, aesthetics, etc., and shared that the players prefer no wall. In sum, board direction is requested on the following: Would the board prefer the masonry/stucco wall, acoustifence, or no wall.

The Board directed Executive Director Kohl to pursue a masonry wall and request a height variance from the Covenant Commission. Ms. Kohl will report out to the Board for a final decision at a future meeting.

#### VIII. New Business

Executive Director Kohl gave an overview of the proposed Community Wide Standards amendments and thanked Executive Director Michele Brethower for joining via Zoom. Executive Director Kohl states The Ranch Association has been doing a comprehensive review and update of all Community Wide Standards.

Motion: To approve as presented and authorize Executive Director to work with Ranch Association Executive Director to finalize changes, including formatting, with additional language changes to come before the Board at a future meeting.

Motioned by Ethan Knowlden; Seconded by Ron Belmont; motion passed unanimously.

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

# **Minutes submitted by Melissa Fuentes**

These minutes attested by:

Elizabeth Kepuraitis

Community Council Board Secretary/Treasurer

March 23, 2023