

# DC Ranch Association Annual Membership Meeting

April 3, 2023



# 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

- Roll Call / Establish Quorum
- Call to Order
- Introductions and Meeting Overview
- Board Appreciation
- Firewise Annual Review, Capt. Steve Hunter, Scottsdale Fire Dept.
- 2022 Annual Report, Elizabeth Dankert, Communications Sr. Manager
- Executive Director's Report
  - The Year in Review
- Election Results Announced
- 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



# Call to Order/Establish Quorum

- The Bylaws provide the following language regarding Annual Meetings
  - 2.3. Annual Meetings. Meetings shall be of Voting Members and, if required by law, shall be open to all Members. Annual meetings shall be set by the Board to occur once during the Association's fiscal year on a date and at a time set by the Board. Annual meetings may be conducted electronically (i.e., via the Internet, intranet, or teleconference) if, and to the extent, permitted by law.
  - 2.1 1. Quorum. Except as otherwise provided in these Bylaws or in the Declaration, the presence of Voting Members representing a majority of the total votes in the Association shall constitute a quorum at all meetings of the Association.
  - The total number of votes Association-wide = 2,718
  - The total number of votes cast-2,514



# Board Election 2023

- Ballots were mailed to the NVMs and to those neighborhoods without NVMs by March 15.
- Ballots were counted at the Ranch offices on Market Street for the first count on March 31 beginning at 9 a.m., verification of ballot count and tally of additional lagging ballots counted on April 3 up until 5 p.m.
- We received quorum with 92% voting, 94% of the NVMs cast ballots, and 26/61 North Arcadia residents cast their votes.
- The ballot counting team was composed of the following staff members:
  - Director of Financial Operations Dee Nortman
  - Office Administrator Elaine Philipps
  - Community Council Graphic Design and Website Coordinator Adis Cajic
- Per ARS 33-1812, last call for any outstanding ballots to be provided in person

# Board Appreciation-Greg Kiraly

- Recognition of termed Board Members
  - President Dr. Geiger
  - Director Geoff Wilner



# Firewise Annual Review

- Annual Review presented by Captain Steve Hunter, City of Scottsdale Fire Department

# 2022 Annual Report

- Presented by Elizabeth Dankert, Communications Sr. Manager, Community Council

# Executive Director's Year in Review

- Sign replacements were completed throughout the community \$65,950.
- Gravel refresh at Ethyl's garden and Sterling Villas.
- Replacement of 69 irrigation controllers with 4G modems to improve connectivity and efficiency \$27,600.
- New cameras installed at East Gate, West Gate, Windgate, and Horseshoe. \$94,600.
- Tunnel cameras have been installed at Tunnels 1-5, and this year we will complete Tunnels 6 and 7, \$40,000.
- Amended Standards for Landscape, Homes and Conduct with streamlined fees for each standard.
- Conducted a compensation study to ensure staff are getting paid fair and appropriately in this competitive market for staff retention.
- All park area furniture was ordered and delivered for 2022. This 3-year project is totally completed.
- Maintenance office relocated to the Peaks complex on Scottsdale Road and Pinnacle Peak, and equipment storage is all at Kitchell yard.
- AZ state legislature adopted ARS 33-1819 which permits members to install artificial turf in the front yard. Modification committee processed 41 artificial turf applications from September to December.
- There were 300 home and landscape modification requests in 2022, and an additional 71 paint modifications.

# Executive Director's Year in Review

- ICON construction continues with remaining buildings, estimated completion of the entire project is 18-24 months, Tom Headley, the single resident appointment to the Board of Directors occurred recently.
- Camelot Homes “Legacy at DC Ranch” began construction on infrastructure for its 9 single family. (N side of Legacy, west of the Villas at Desert Park Village).
- 723 custom lots in DC Ranch, 12 under construction, 33 in design stage, 53 vacant lots, and 625 completed.
- Firewise clearing of defensible space is ongoing. We have completed the wash side of Arcadia, Camelot, Horseshoe Canyon and currently streetside on Legacy and Thompson Peak of Arcadia. \$400,473 scheduled clearing for this year in Country Club, Windgate, Planning Unit 1, Market Street Villas, Pioneer, Rosewood and Haciendas.
- Speed humps installed on Trail's End going to/from DC Ranch Country Club and significantly reduced speed violations.
- Sidewalk inspections are being conducted and scheduling of repairs have begun.
- Awarded a new 3-year contract to Anderson Security for security services.

# Executive Director's Year in Review

- Painting of Stucco walls and view fencing completed by Desert Palette Painting. Areas included: Park and Manor, Horseshoe Canyon, Terrace Homes East, Terrace Homes West, Sierra Pinta and Arcadia \$176,900
- RFQ for new broker for employee benefits, new company selected for 2022-2023 benefit year.
- Reserve Studies completed for each neighborhood by third-party vendor Facilities Advisors Arizona.
- New RFP for Pavement Management third-party vendor currently in process.
- Community Patrol and Gate Access committee started in 2022. Survey conducted and traffic study currently underway to be completed and presented to committee by on April 12.
- All 44 neighborhoods are represented by an NVM, with several alternates learning the role and responsibilities for a succession plan.

# Executive Director's Year in Review

- DCR 2025 strategic planning is currently in process with resident, staff and board focus groups.
- All Team value awards were awarded in February based on five team values (fun, professionalism, innovation, passion and teamwork); peer-based nominations.
- Hosted the annual Home and Landscape Expo in March, and the Safety Forum in October
- 3rd Resident Leadership Academy was held with 3 residents graduating in November 2022.
- Parcel Lot file scanning project was initiated, completion by 6/2023.
- Board of Directors addressed 14 Board goals this year which included sub-association meeting, realtor training, re-educate the community on governance, fine structure for all Community Standards, all committees and Board members sign conflict of interest policy, Firewise implementation. Full detail of all the Boards goals are on the website under Ranch Association Board of Directors.

# Board Election 2023

- Candidates and their total votes in alphabetical order:
  - Phil Geiger 2021
  - Tom LaPorte 398
  - Melissa Lehman 680
  - Blake Miraglia 702
  - Iryna Sukhovolets 1173
  - *Write in candidate-David Young 53*
- The newly elected board members and their terms are as follows:
  - Phil Geiger and Iryna Sukhovolets
- IRS Ruling 70-604 (Operating Surplus Carry Forward) = 85%, in favor; 2% against, and 13% no vote

# Member Open Forum



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

Please raise your hand to be  
called upon to speak.



# Announcements

- Special Board Meeting to Elect officers immediately following this annual meeting
- April 12, 6 pm Community Patrol and Gate Access Committee Meeting at Main Conference room at Market Street Offices
- Joint Board Orientation, April 19, 4-7 pm, The Homestead
- Board Retreat, April 25, 9 am-4:30 pm, Desert Camp Community Center
- Next Board meeting, May 8, 6 pm

# Adjournment