

DC Ranch Association Board of Directors 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

- Call to order
- Roll Call / Establish Quorum
- Election of Officers
 - President
 - Vice-President
 - Secretary
 - Treasurer
- Consent Agenda
- Unfinished Business
 - Policy 104 Amendment
 - Modification Committee Charter
- New Business
 - Appointment of Committee Chair Position
 - Modification (Chair/Committee Member)
 - Budget and Finance (Chair/Committee Member)
 - Firewise (Chair/Committee Member)
 - Policy Committee (Secretary is Chair/appoint one committee member)
 - Sustainability (Committee Member)
- Member Open Forum
- Announcements
- Adjournment

Roll Call

- Greg Kiraly– Vice President
- Elaine Cottey – Secretary
- John Shaw– Treasurer
- Marla Walberg– Director
- Geoff Wilner– Director
- Don Matheson – Director
- TBD
- TBD



Consent Agenda

- Regular Meeting Minutes, March 6, 2023
- Executive Session Minutes, March 6, 2023

Unfinished Business

- Policy 104
- Modification Committee Charter

Unfinished Business

- Policy 104
- Policy Expense Signature Authority
 - The Executive Director shall be the sole authorized check signer to sign operating and reserve account checks for contractual recurring, budgeted expenses and non-contractual budget and unbudgeted expenses if it is within the approved Executive Director approved limits. ~~All operating and reserve account checks over the approved limits, or in the absence of the Executive Director should require two of the authorized signatories.~~ In the absence of the Executive Director, an authorized Director-level staff member may sign checks. - If a purchase is outside of the Executive Director's spending authority, a special manual check will be cut, and the check must be signed by ~~Of the two signers, one must be a~~ Board member and the other may be the Executive Director or an ~~one~~ authorized ~~management staff~~ Director-level staff member person. Any check payable to the Executive Director must be signed by a staff member at the Director-level and an authorized Board member.

Unfinished Business

- Modification Committee Charter

II. **Leadership and Membership** – The Modifications Committee shall consist of at least ~~three~~ five and not more than ~~five~~ seven members approved by and serving at the Board's discretion. ~~One~~ Two members of the Modification Committee shall be an Association Board ~~director~~ of Directors. Per A.R.S. 33-1817 (1), the Committee's chairperson must be a current Board director, and t~~he~~ Board of Directors will elect the committee's chairperson at the annual meeting each year or as required. Other committee members may include architects or similar professionals who may not be members of the Association.

Unfinished Business

- Modification Committee Charter

- V. **Meetings** – The Modifications Committee meetings are scheduled on the 2nd and 4th Tuesday of every month to ensure compliance with the 30-day review requirement (CC&Rs Section 4.3).
- Meeting dates can be altered to accommodate a member’s schedule so that the required quorum can be achieved. Any change of meeting dates shall be approved by at least ~~3~~ a majority of the members of the Modification Committee.
An annual meeting schedule shall be prepared by the Director of Modifications for the committee to review and approve. The schedule shall provide the dates, time, and location of the meetings.
- VI. **Committee Appointments and Resignations**
- The Board will review and approve the committee charter and membership annually no later than the June Board meeting. ~~(typically during the first or second Association board meeting after an election of directors).~~
 - If the committee is seeking a new member, all applications shall be sent to the Director of Modifications. The Director of Modifications shall prepare the applications for members to review and an opportunity to vote. A quorum of the committee shall be present.

Appointment of Committee Chair/Members

- Modification Committee (Chair and Committee Member)
- Budget and Finance (Committee Member)
- Firewise (Chair and Committee Member)
- Policy Committee (Committee Member)
- Sustainability (Committee Member)

Member Open Forum



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

Please raise your hand to be called
upon to speak.

Announcements

- Market Street Villas Resident Meeting on Insurance, April 19, 1-2:30 pm, The Homestead
- Community Patrol and Gate Access, April 12, 6 pm, Market Street Offices
- Joint Board Orientation, April 19, 4-7 pm, The Homestead
- Board Retreat, April 25, 9 am-4:30 pm, Location TBD
- Regular Board Meeting, May 8, 6 pm, Board in person, residents via zoom

Adjournment