

DC Ranch Association Board of Directors Meeting

May 8, 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
- President's Comments
- Consent Agenda
- Traffic Study Findings Report, Stanley Consultants, BriAnne Turpin
- Q1 Financial Report, Director of Financial Operations, Dee Nortman
- Executive Director's Report
- Unfinished Business
 - DCR 24-Speeding Amendment
 - Appointment of new Modification Committee member
 - 2023 Overseeding of Common Areas
- New Business
 - Approval of 104.11A
 - 2024 Budget Schedule
 - Sustainability Committee Report
 - CPGA Proposed Recommendations
- Committee Reports
 - Firewise Committee
 - Budget and Finance
 - Modification Committee
 - Policy Committee
 - Community Patrol and Access Committee
- Member Open Forum
- Announcements
- Adjournment

Roll Call

- Phil Geiger– President
- Greg Kiraly– Vice President
- Marla Walberg – Secretary
- John Shaw– Treasurer
- Elaine Cottey– Director
- Iryna Sukhovolets– Director
- Don Matheson - Director



President's Comments

- Public Comment Statement
- Modification Resolution
- Dog Park update
- Organized Sports in DC Ranch parks

Consent Agenda

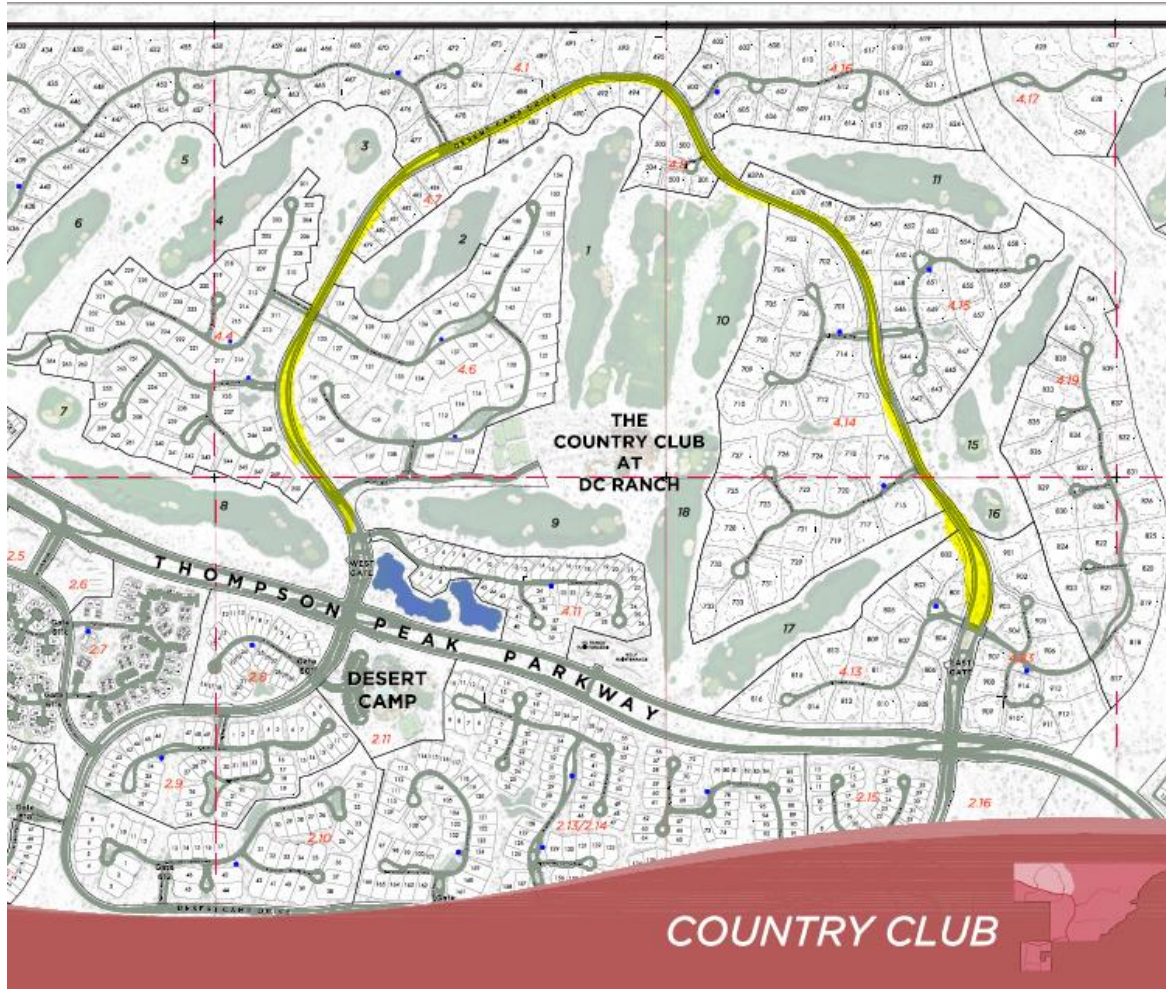
- a. March 6, 2023-Board Meeting
- b. March 6, 2023-Executive Session
- c. March 30, 2023-Executive Session
- d. April 3, 2023-Board Meeting

Traffic Study Findings Report

BriAnne Turpin, Stanley Consultants

- **2016 Traffic Study Recommendations**
- Speed Limit Enforcement
- Speed Bumps, Humps and Speed Tables
- Roadway Geometry
- **2023 Traffic Study Report**
- Desert Camp drive between the two entry gates (north side). Country Club area.
- Windgate Pass Drive and 102nd Intersection near Crescent Park
- Windgate Pass Drive between Sierra Pinta Drive and Saguaro Canyon Trail
- Desert Sage/Silverleaf Drive and 102nd Street

Traffic Study Findings Report



- Review existing speed data and recommended traffic calming options on Desert Camp drive between the two entry gates

Traffic Study Findings Report

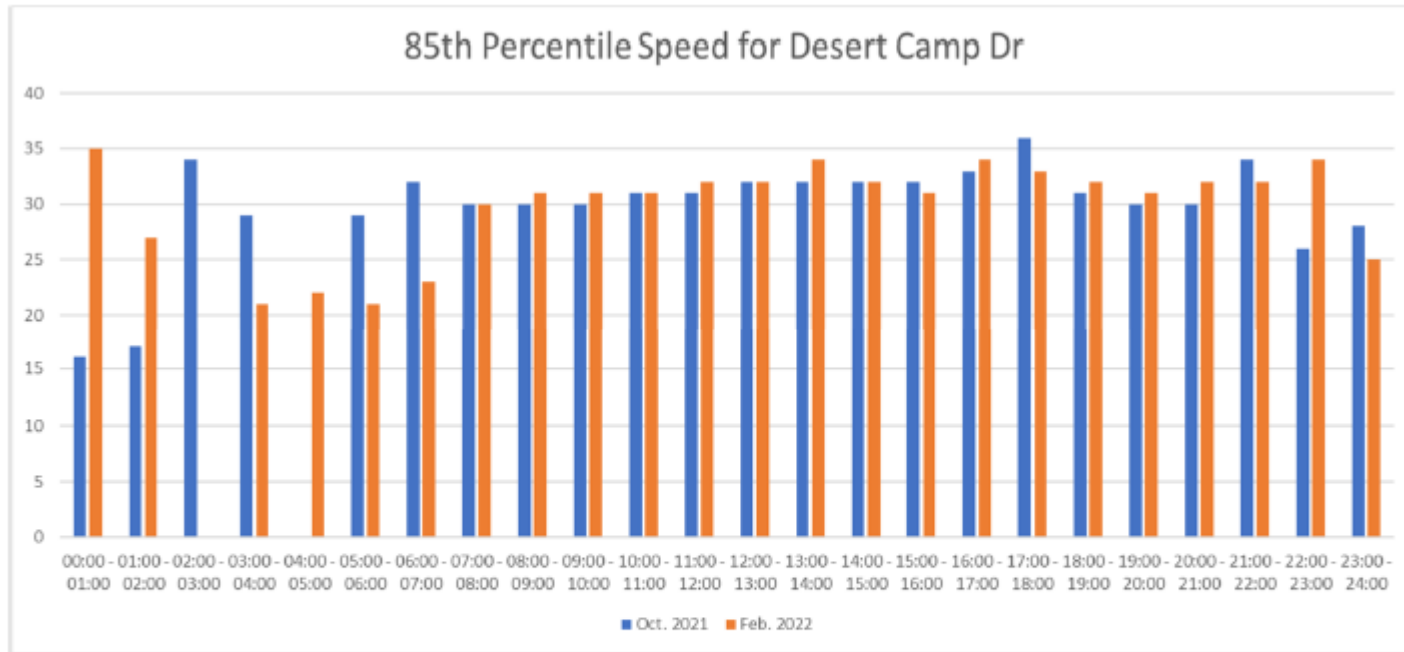


Figure 1: 85th Percentile Speed Data for Desert Camp Drive, NB Direction

The results presented in the Figure 1 show that the majority of the traffic along Desert Camp Drive travels at 30 mph or less.

Data was collected along Desert Camp Drive at Lot #488 in the northbound direction of travel between September 27, 2021 and October 17, 2021. Data was also collected along Desert Camp Drive at Moonlight Canyon Lane in the northwest direction of travel between January 31, 2022 and March 6, 2022.

The 85th percentile speed data calculated along Desert Camp Drive for each hour of the day is depicted.

Traffic Study Recommendations

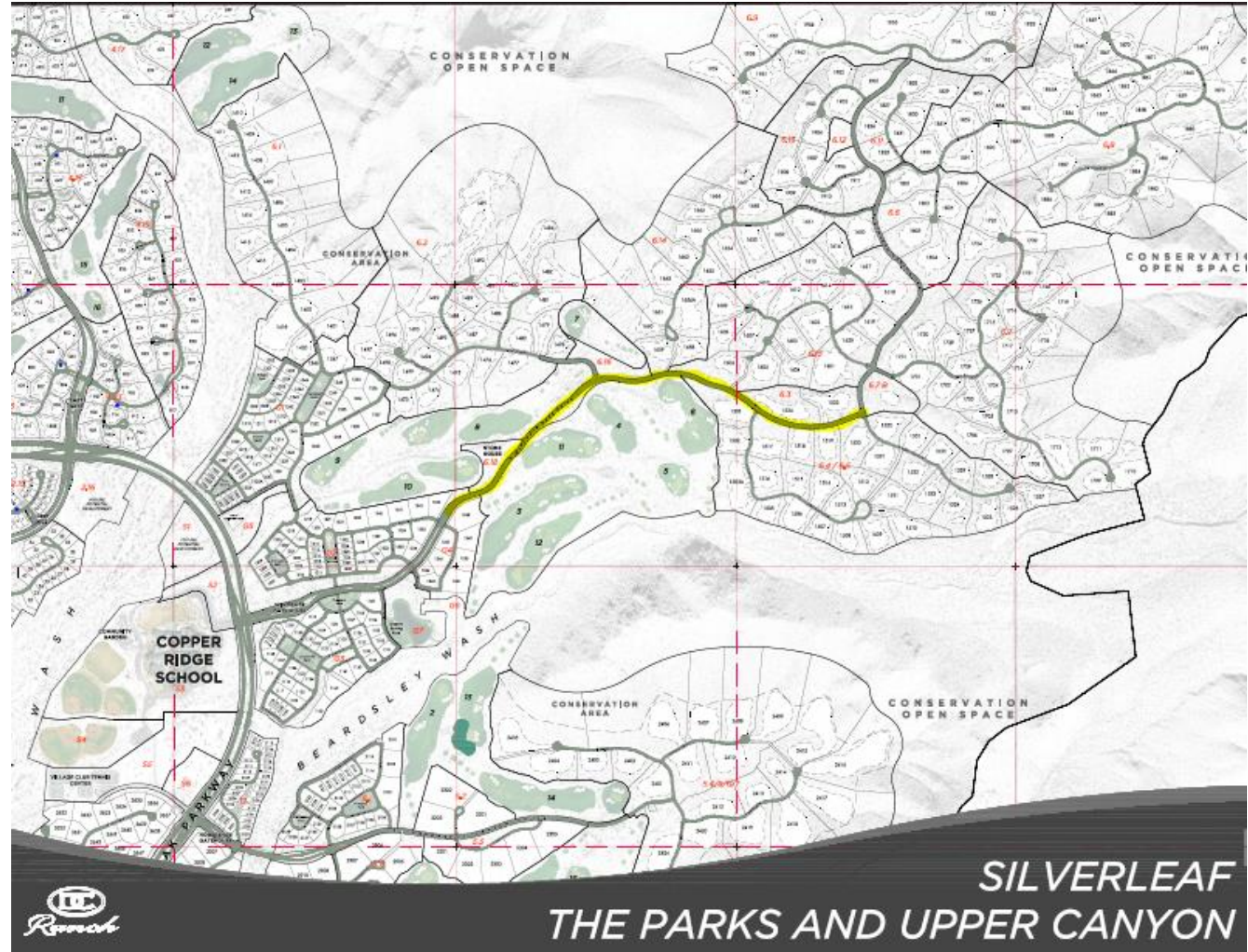
Desert Camp Drive Between Entry Gate, North of Thompson Peak Parkway

Figure 1 presented the most recent 85th percentile speed per hour of the day for the northbound direction at a couple different locations along Desert Camp Drive. The data showed that 85 percent of the vehicles along Desert Camp Drive travel close to 30 mph.

Based on the results of the speed data, it is not recommended that the speed limit along Desert Camp Drive be increased.

Traffic Study Findings Report

- Windgate Pass Drive between Sierra Pinta Drive and Saguaro Canyon Trail-assess speed calming options
- Currently 25 mph
- East of the entry control gate Windgate Pass has a wide landscaped median with concrete roll curbs-approx. 15' wide travel lanes
- East of Mountain Springs Road, Windgate transition to an undivided roadway with 11' travel lanes. There is one marked crosswalk along this section to access the trail system



Traffic Study Findings Report

Data was collected for Windgate Pass Drive in the northeast direction of travel between December 26, 2022 and February 5, 2023, between January 30, 2023 and March 5, 2023, and between February 27, 2023 and April 2, 2023. The 85th percentile speed data along Windgate Pass Drive in the northeast direction calculated for each hour of the day is depicted in **Figure 2**.

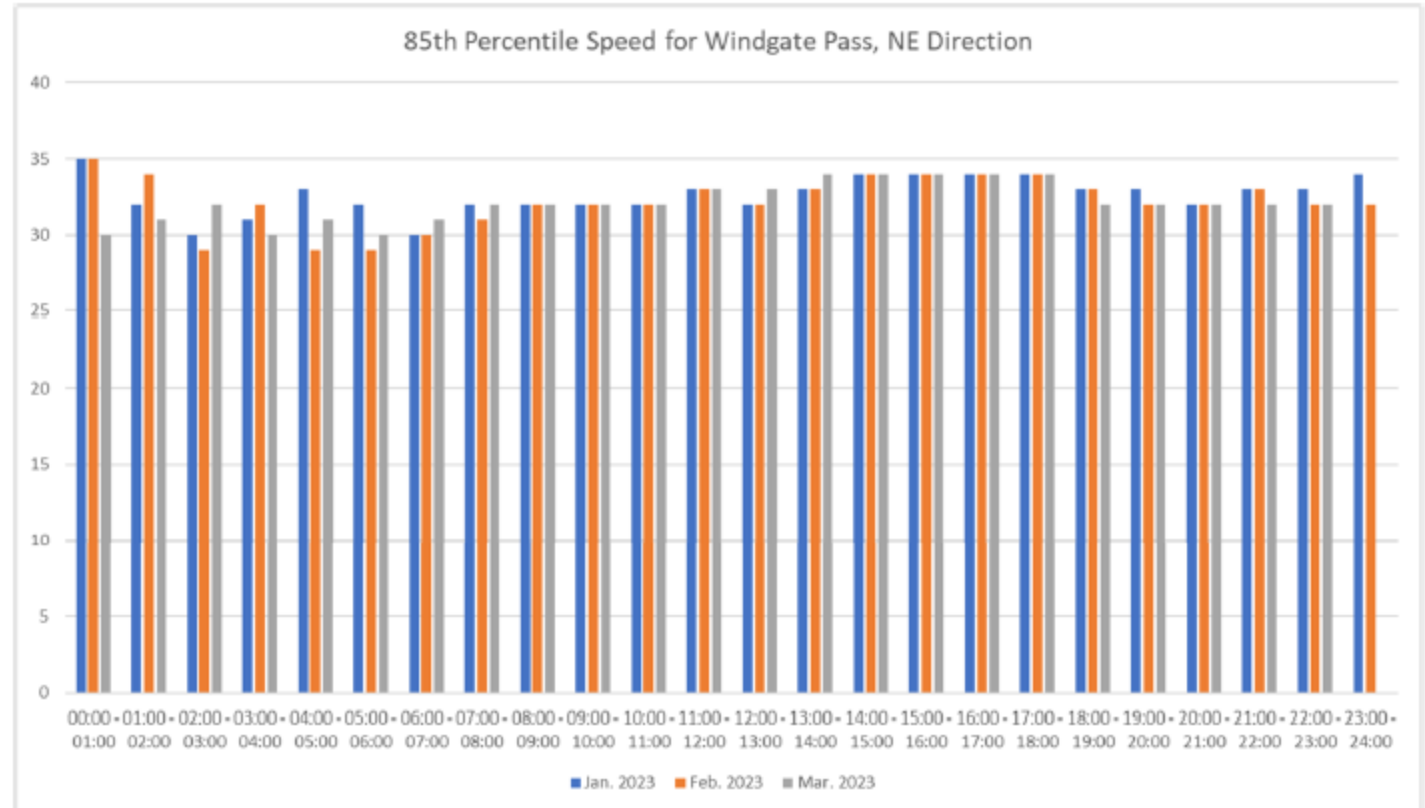


Figure 2: 85th Percentile Speed Data for Windgate Pass Drive, NE Direction

Traffic Study Findings Report

Figure 2: 85th Percentile Speed Data for Windgate Pass Drive, NE Direction

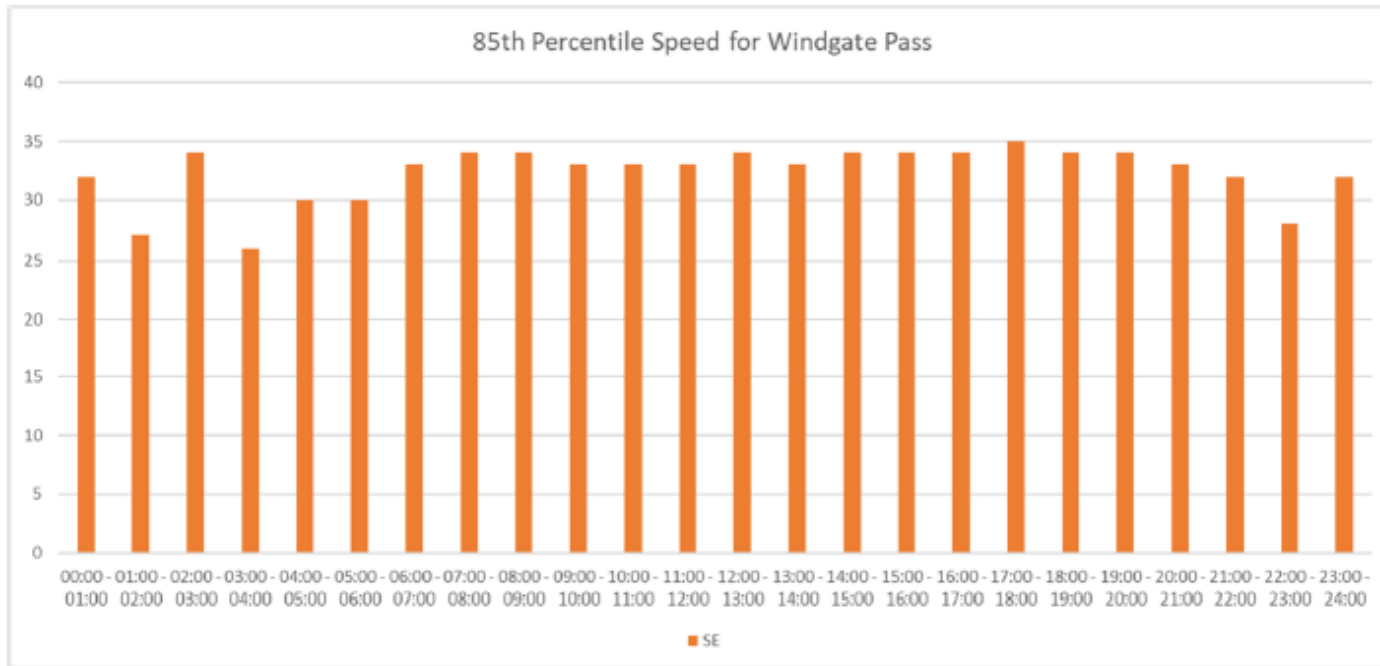


Figure 3: 85th Percentile Speed Data for Windgate Pass Drive, SW Direction

The results presented in the Figure 2 and Figure 3 show that the majority of the traffic along Windgate Pass Drive travel 35 mph or less.

Data was also collected along Windgate Pass Drive in the southwest direction of travel between July 26, 2021 and September 5, 2021. The 85th percentile speed data calculated along Windgate Pass Drive in the southeast direction for each hour of the day is depicted in **Figure 3**.

Traffic Study Recommendations

Windgate Pass Drive Between Sierra Pinta Drive and Saguaro Canyon Trail

The figures presented were in the 85th percentile speed per hour of the day for the eastbound and westbound direction, respectively. The data showed that 85 percent of the vehicles along Windgate Pass Drive, north of Sierra Pinta Drive, travel 35 mph or less. Based on the results of the speed data, it is recommended that the speed limit between Sierra Pinta Drive and Saguaro Canyon Trail be increased to 35 mph.

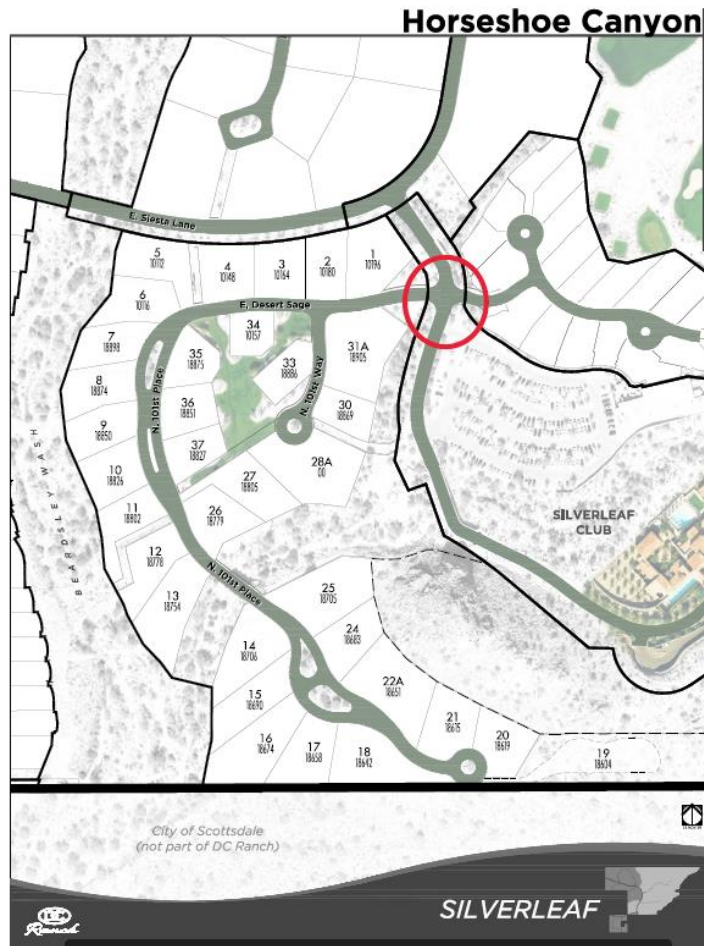
If the speed limit is increased to 35 mph, it is recommended that visibility enhancements be made to the existing crosswalk located approximately 700' west of North 108th Place. This crosswalk is located east of a horizontal curve that may impact visibility. It is recommended that this crosswalk be updated with the same improvements that were recommended for the Windgate Pass Drive and 102nd Place intersection.

Traffic Study Findings Report

- Marked crosswalk east of Mountain Springs Road that is used to access the trail system.
- Improvement recommendations include constructing crosswalks out of different building materials, installing speed humps in advance of the crosswalk, an in-road warning light system, and providing advanced warning signing in both directions.



Traffic Study Recommendations



Desert Sage/Silverleaf Drive and 102nd Street Intersection-Poor visibility of stop sign when approaching intersection

It would typically be recommended that the stop signs along the major approaches be increased in size to larger than 30", that 12" stop bars remain in place, and that a short segment (up to 50 feet) of double-yellow centerlines be installed.

Speed humps may also be installed before the stop signs as well as advance warning signs to increase compliance.



Traffic Study Findings Report

- Windgate Pass Drive and 102nd Place intersection near Crescent Park and adjacent to Ethyl's Garden-suggested options for increasing safety for pedestrians as a resident was hit in this area



Traffic Study Recommendations



Windgate Pass Drive and 102nd Place Near Crescent Park

It is recommended, to increase pedestrian safety, that crosswalks be installed around the intersection. There are currently no markings that help the driver visually identify the intersection.

It is recommended that the crosswalks be easily identifiable by using building materials

that are visually different from the pavement, like the crosswalk on East Siesta Lane, south of Horseshoe Canyon Drive.

Traffic Study Recommendations

Windgate Pass Drive and 102nd Place Near Crescent Park

The installation of speed humps prior to the crosswalks will encourage vehicles to reduce speeds in advance of the crosswalk. When used properly, speed humps are an incredibly useful tool, as they encourage increased driver alertness and make it easier to control oncoming traffic overall.

Adding the crosswalks, constructing them out of different building materials, installing speed bumps, an in-road warning light system, and providing advanced warning signing in both directions will help the driver visually identify the intersection and will encourage safety when traveling through the intersection.



2023 Q1 Financial Report

Dee Nortman, Director of Financial Services

1st Quarter 2023 Financial Report

Director of Financial Operations

Dee Nortman



Statement of Revenue and Expense (Operating) For the Period Ending March 31, 2023



	Month Ending March 2023			Year to Date through March 2023		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
Assessment	\$ 805,989	\$ 805,980	\$ 9	\$ 2,417,967	\$ 2,417,940	\$ 27
Non-Assessment	51,885	46,885	5,000	135,867	140,655	(4,788)
Total Revenue	857,875	852,865	5,010	2,553,835	2,558,595	(4,760)
Expenses						
Operating Expenses	666,540	688,536	(21,995)	1,816,826	1,947,481	(130,654)
Reserve Funding	168,104	168,104	-	504,312	504,312	-
Non-Operating Costs	-	-	-	-	-	-
Total Expense	\$ 834,644	\$ 856,640	\$ (21,995)	\$ 2,321,138	\$ 2,451,793	\$ (130,654)
Net Income/(Loss)	\$ 23,230	\$ (3,775)	\$ 27,005	\$ 232,696	\$ 106,803	\$ 125,894

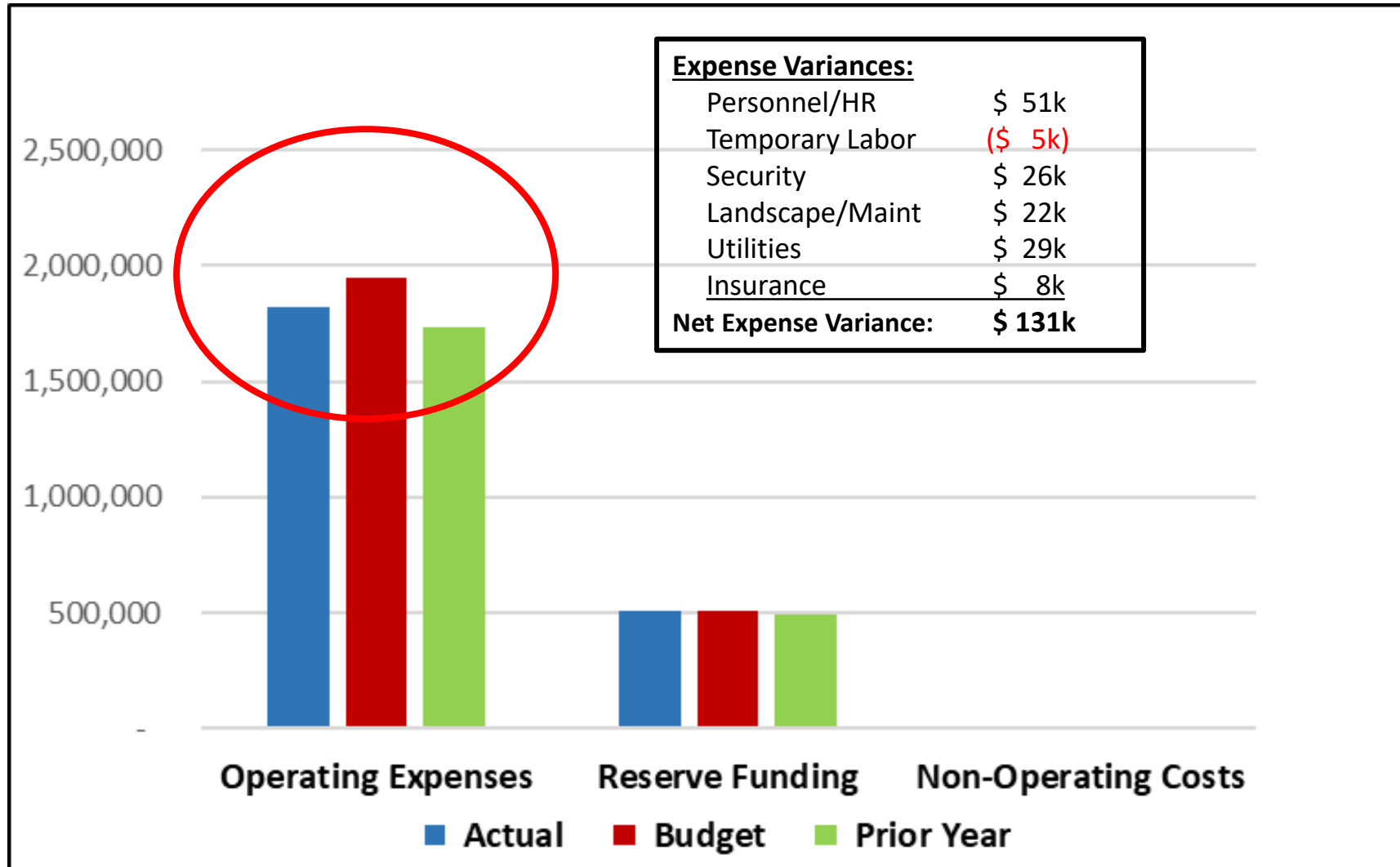
Statement of Revenue and Expense (Operating) For the Period Ending March 31, 2023



	Month Ending March 2023			Year to Date through March 2023		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
Assessment	\$ 805,989	\$ 805,980	\$ 9	\$ 2,417,967	\$ 2,417,940	\$ 27
Non-Assessment	51,885	46,885	5,000	135,867	140,655	(4,788)
Total Revenue	857,875	852,865	5,010	2,553,835	2,558,595	(4,760)
Expenses						
Operating Expenses	666,540	688,536	(21,995)	1,816,826	1,947,481	(130,654)
Reserve Funding	168,104	168,104	-	504,312	504,312	-
Non-Operating Costs	-	-	-	-	-	-
Total Expense	\$ 834,644	\$ 856,640	\$ (21,995)	\$ 2,321,138	\$ 2,451,793	\$ (130,654)
Net Income/(Loss)	\$ 23,230	\$ (3,775)	\$ 27,005	\$ 232,696	\$ 106,803	\$ 125,894

Expense Comparison

For the Period Ending March 31, 2023



Balance Sheet at 3/31/2023



Assets			
	<u>3/31/2023</u>	<u>12/31/2022</u>	<u>Y/Y Change</u>
Operating Cash	\$ 1,516,581	\$ 1,056,966	\$ 459,615
Reserve Funds	10,445,686	10,112,659	333,027
Capital Funds	69,168	69,168	0
Accounts Receivable, Net	120,974	318,660	(197,686)
Intercompany Receivables	-	1,597	(1,597)
Prepaid Expenses	358,200	261,358	96,842
Other	2,206	36,528	(34,322)
Total Current Assets	<u>481,379</u>	<u>618,143</u>	<u>(136,763)</u>
Fixed Assets			
Property & Equipment	356,062	356,062	-
Depreciation	(273,789)	(259,354)	(14,434)
	<u>82,274</u>	<u>96,708</u>	<u>(14,434)</u>
Total Assets	<u>\$ 12,595,088</u>	<u>\$ 11,953,643</u>	<u>\$ 641,444</u>

Liabilities/Equity			
	<u>3/31/2023</u>	<u>12/31/2022</u>	<u>Y/Y Change</u>
Liabilities			
Current Liabilities			
Accounts Payable	\$ 264,397	\$ 384,101	\$ (119,704)
Intercompany Payable	86,248	147,688	(61,440)
Accrued Expenses	103,103	119,459	(16,356)
Prepaid Assessments	450,840	291,988	158,852
Deferred Revenue	-	-	-
Other Current Liabilities	13,503	3,207	10,296
	<u>918,090</u>	<u>946,444</u>	<u>(28,353)</u>
Long-Term Liabilities			
Note Payable - Equipment	-	-	-
Other	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Equity			
Operating Equity	571,230	571,230	-
Reserve Equity	10,431,098	10,431,098	-
Capital Equity	4,872	4,872	-
CY Net Income/(Loss)	669,798	0	669,798
	<u>11,676,997</u>	<u>11,007,200</u>	<u>669,798</u>
Total Liabilities/Equity	<u>\$ 12,595,088</u>	<u>\$ 11,953,643</u>	<u>\$ 641,444</u>

Balance Sheet at 3/31/2023



Assets				Liabilities/Equity			
	<u>3/31/2023</u>	<u>12/31/2022</u>	<u>Y/Y Change</u>		<u>3/31/2023</u>	<u>12/31/2022</u>	<u>Y/Y Change</u>
Operating Cash	\$ 1,516,581	\$ 1,056,966	\$ 459,615				
Reserve Funds	10,445,686	10,112,659	333,027				
Capital Funds	69,168	69,168	0				
Accounts Receivable, Net	120,974	318,660	(197,686)	Liabilities			
Intercompany Receivables	-	1,597	(1,597)	Current Liabilities			
Prepaid Expenses	358,200	261,358	96,842	Accounts Payable	\$ 264,397	\$ 384,101	\$ (119,704)
Other	2,206	36,528	(34,322)	Intercompany Payable	86,248	147,688	(61,440)
Total Current Assets	<u>481,379</u>	<u>618,143</u>	<u>(136,763)</u>	Accrued Expenses	103,103	119,459	(16,356)
Fixed Assets				Prepaid Assessments	450,840	291,988	158,852
Property & Equipment	356,062	356,062	-	Deferred Revenue	-	-	-
Depreciation	(273,789)	(259,354)	(14,434)	Other Current Liabilities	13,503	3,207	10,296
	82,274	96,708	(14,434)		<u>918,090</u>	<u>946,444</u>	<u>(28,353)</u>
Total Assets	<u>\$ 12,595,088</u>	<u>\$ 11,953,643</u>	<u>\$ 641,444</u>	Long-Term Liabilities			
				Note Payable - Equipment	-	-	-
				Other	-	-	-
					<u>-</u>	<u>-</u>	<u>-</u>
				Equity			
				Operating Equity	571,230	571,230	-
				Reserve Equity	10,431,098	10,431,098	-
				Capital Equity	4,872	4,872	-
				CY Net Income/(Loss)	669,798	0	669,798
					<u>11,676,997</u>	<u>11,007,200</u>	<u>669,798</u>
				Total Liabilities/Equity	<u>\$ 12,595,088</u>	<u>\$ 11,953,643</u>	<u>\$ 641,444</u>

\$793k

Balance Sheet at 3/31/2023



Assets			
	<u>3/31/2023</u>	<u>12/31/2022</u>	<u>Y/Y Change</u>
Operating Cash	\$ 1,516,581	\$ 1,056,966	\$ 459,615
Reserve Funds	10,445,686	10,112,659	333,027
Capital Funds	69,168	69,168	0
Accounts Receivable, Net	120,974	318,660	(197,686)
Intercompany Receivables	-	1,597	(1,597)
Prepaid Expenses	358,200	261,358	96,842
Other	2,206	36,528	(34,322)
Total Current Assets	<u>481,379</u>	<u>618,143</u>	<u>(136,763)</u>
Fixed Assets			
Property & Equipment	356,062	356,062	-
Depreciation	(273,789)	(259,354)	(14,434)
	82,274	96,708	(14,434)
Total Assets	<u>\$ 12,595,088</u>	<u>\$ 11,953,643</u>	<u>\$ 641,444</u>

Liabilities/Equity			
	<u>3/31/2023</u>	<u>12/31/2022</u>	<u>Y/Y Change</u>
Liabilities			
Current Liabilities			
Accounts Payable	\$ 264,397	\$ 384,101	\$ (119,704)
Intercompany Payable	86,248	147,688	(61,440)
Accrued Expenses	103,103	119,459	(16,356)
Prepaid Assessments	450,840	291,988	158,852
Deferred Revenue	-	-	-
Other Current Liabilities	13,503	3,207	10,296
	<u>918,090</u>	<u>946,444</u>	<u>(28,353)</u>
Long-Term Liabilities			
Note Payable - Equipment	-	-	-
Other	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Equity			
Operating Equity	571,230	571,230	-
Reserve Equity	10,431,098	10,431,098	-
Capital Equity	4,872	4,872	-
CY Net Income/(Loss)	669,798	0	669,798
	<u>11,676,997</u>	<u>11,007,200</u>	<u>669,798</u>
Total Liabilities/Equity	<u>\$ 12,595,088</u>	<u>\$ 11,953,643</u>	<u>\$ 641,444</u>

Statement of Cash Flows

for period ending March 31, 2023



	<u>Current Month</u> Month Ended March 2023	<u>Year-to-Date</u> Year Ended March 2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 200,784	\$ 669,798
Adjustments to reconcile net income (deficit)		
Depreciation	4,811	14,434
<i><u>(Increase)/Decrease in:</u></i>		
Accounts receivable	67,978	197,686
Intercompany receivables	-	1,597
Prepaid expenses	25,207	(96,842)
<i><u>Increase/(Decrease) in:</u></i>		
Accounts payable	4,664	(119,704)
Accrued expenses	(175)	(1,050)
Accrued payroll expenses	(18,078)	(15,306)
Prepaid assessments	124,991	81,840
Prepaid Council assessments	(48,965)	77,012
Intercompany payables	(368,558)	(61,440)
Other liabilities	42,349	44,618
NET CASH FROM OPERATING ACTIVITIES	35,008	792,642
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	-	-
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	-	-
NET INCREASE (DECREASE) IN CASH	35,008	792,642
CASH, BEGINNING OF PERIOD	11,996,427	11,238,793
CASH, END OF PERIOD	\$ 12,031,435	\$ 12,031,435

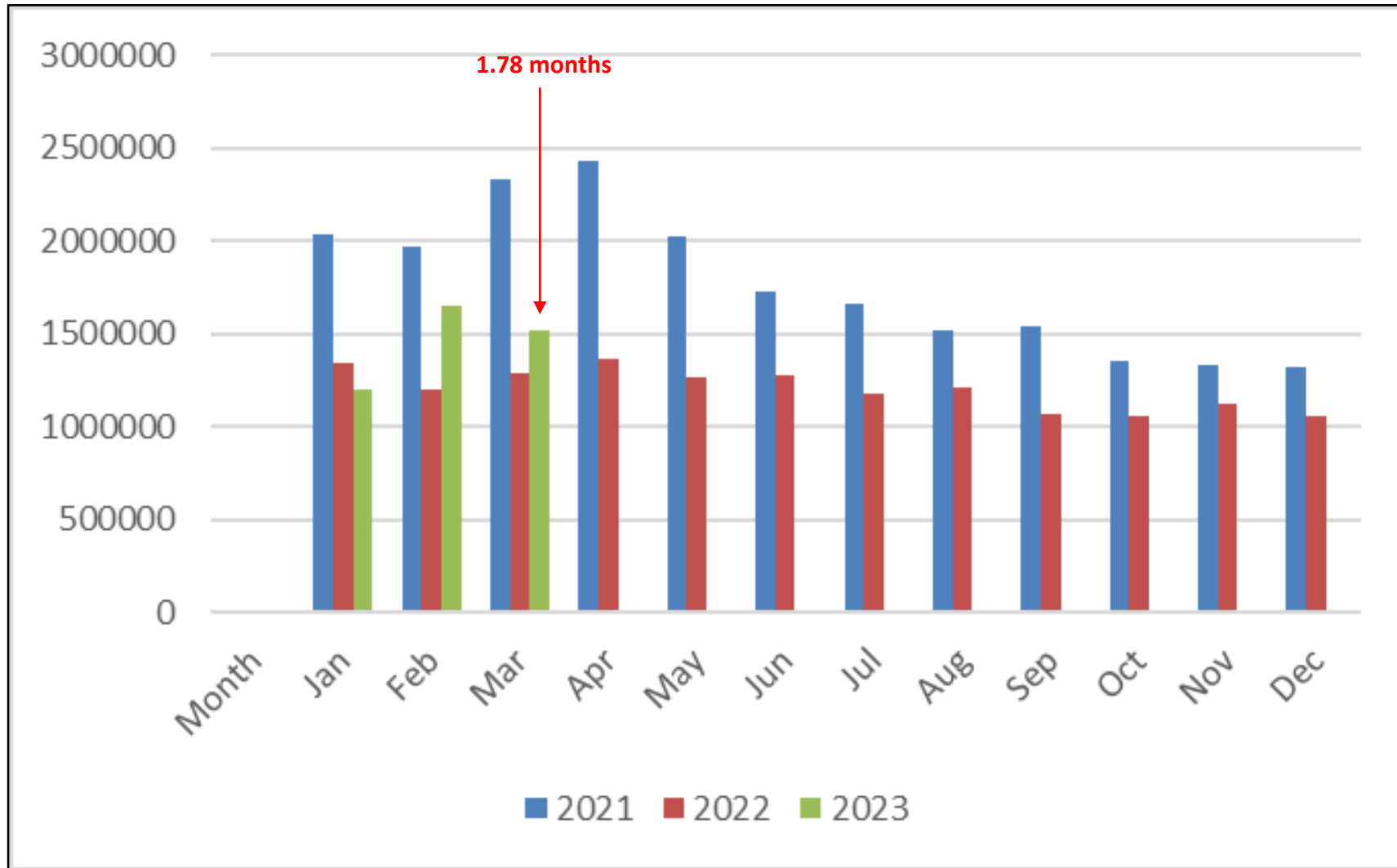
Statement of Cash Flows

for period ending March 31, 2023



	<u>Current Month</u> Month Ended March 2023	<u>Year-to-Date</u> Year Ended March 2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 200,784	\$ 669,798
Adjustments to reconcile net income (deficit)		
Depreciation	4,811	14,434
<i><u>(Increase)/Decrease in:</u></i>		
Accounts receivable	67,978	197,686
Intercompany receivables	-	1,597
Prepaid expenses	25,207	(96,842)
<i><u>Increase/(Decrease) in:</u></i>		
Accounts payable	4,664	(119,704)
Accrued expenses	(175)	(1,050)
Accrued payroll expenses	(18,078)	(15,306)
Prepaid assessments	124,991	81,840
Prepaid Council assessments	(48,965)	77,012
Intercompany payables	(368,558)	(61,440)
Other liabilities	42,349	44,618
NET CASH FROM OPERATING ACTIVITIES	35,008	792,642
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	-	-
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	-	-
NET INCREASE (DECREASE) IN CASH	35,008	792,642
CASH, BEGINNING OF PERIOD	11,996,427	11,238,793
CASH, END OF PERIOD	\$ 12,031,435	\$ 12,031,435

Operating Cash Balances by Month



Questions?



Executive Director's Report

- Volunteer of the Year. 2023 award recipients were honored at the Volunteer Appreciation Celebration on April 22 and include: Leadership award-Jill Hegardt, Good Neighbor award-Dinesh Kakwani, Philanthropy award-Jeanne Leckie, Youth award-Lauren Lipsky, Community Partner award-Joan Fudala, and Trailblazer award-Trevor Barger. More information will be available in the June/July issue of the *Ranch News*.



Executive Director's Report

- Annual Audit for FY 2022. Audit field work and internal control testing is completed with audit firm Butler Hansen and a new senior auditor for the sitework. The Ranch Association BF committee will meet with the auditor to review the draft report on May 30. The final audit report will be presented at the June 12 Board meeting.
- We received a total of 9 applications for the Sustainability Committee are currently available on the website and currently we have seven applications. Both Executive Directors have reviewed and interviewed those that were not known by us, as there were several new volunteers that have not been active in any other capacities within the community. Jenna and I will be taking our recommendations for appointment to the Governance committee in mid-June.
- DCR2025 Strategic Plan Initiative. Over 100 residents participated in seven sessions offered, individual sessions were also held for stakeholders, staff and Board members from all three entities. Each session was a professional facilitated, virtual, short interactive sessions. We anticipate the results to be published and then we will present them at a meeting in the future.

Executive Director's Report

- Sidewalk inspections are occurring throughout planning unit 1, we have a vendor sidewalk shaving for a more cost-effective solution at this time to reduce slip/trip and fall concerns.
- The asphalt work at Park and Manor is being scheduled with YSC Paving, communication on a schedule and map will be forthcoming so residents can anticipate the work being done and when.
- Weed eradication is ongoing, with the amount of moisture we have received it has been difficult to keep up. Market Street Villas, Camelot, Park and Manor, and the Community centers are completed.
- Sterling walls on building #3 and #6 have been corrected to a sand finish to match all other homes. Smooth finish was on two units from construction.
- Golf Cart for paths and trails has been repaired with new batteries; the hours for patrol 3 is changing and anticipate to be able to monitor the paths/trails when the paths are being used, early morning and later afternoon/evening due to the summer temps.
- The Modification staff will be offering a contractor/vendor training in July to help both understand the standards, modification process and how to be more successful during the application process.

Executive Director's Report

- 69 modems left to be installed in the irrigation controllers. All controllers will be 4G and more efficient with the installation.
- We have had some IP address/router issues at three unmanned gates. We are working with Cloverleaf and AAA Smart Home to get these addressed. If you have an issue with your unmanned gate, please report it to the Command Center so that we can get it repaired.
- Turf Rebate through the City of Scottsdale will be available June 1.
- The Safety Forum is scheduled for October 25 at The Homestead.
- Engage by Cell is a platform that is anticipated to go live in June. It is a cloud based mobile platform to improve the mapping process and experience for open houses. It will also reduce
- Firewise Certification; application for the AZ Department of Forestry grant in process, and we have three letters of support to date, Firewise platform has been launched on the DCRanch website.
- IT Improvements; Help Desk implementation; server replacement at the Market Street office and The Homestead; Sophos management on site due to the incredibly hard work by IT Manager, Jeff Shaw.

Executive Director's Report

- Residential Development at 94th and Bell. DC Ranch's comments were submitted to the developer and the city as well as shared with residents.
- City Bond Project: Dog Park. The City is pursuing design of this project located at Hayden and Thompson Peak Parkway. They have met with residents and dog owners to get input on the design.
- The Insurance broker, Brown and Brown and Ranch Association provided an overview of insurance and what is covered/what is not for Market Street Villa residents. Due to the way MSV is set up, the Association provides insurance coverage for the 90 units from the studs out. This is the only neighborhood within DC Ranch set up this way.
- We hosted a neighborhood meeting with Desert Haciendas and Officer Katzaroff from Scottsdale Police department.

Unfinished Business

- DCR-24 Speeding Amendment

Unfinished Business-DCR 24-Speeding

DCR-24 Speeding

- All persons traveling on DC Ranch Private roads system must obey the speed limit. The DC Ranch speed limit is 15 MPH unless posted otherwise.
- Enforcement
- There will be a letter or an email notification of notice of excessive speeding violation for any noted speed over 10 MPH over the posted speed limit and will be issued a Notice of Fine for a minimum of \$300.
- Each of the foregoing are subject to a minimum fine of \$300 upon the first offense. Each subsequent offense will result in a minimum fine of \$300, escalated as determined by the Board in its sole discretion.

Unfinished Business-DCR 24 Speeding

If an owner (including family, guests, or invitees) incurs more than three \$300 speeding fines in a 12-month period, the owner will be subject to the following for all subsequent offenses within that period.

- 1) After three speeding violations, the transponder will be suspended for a minimum of 30 days. Starting with the fourth fine within a 12-month period for excessive speeding the fine will increase by \$300 for each subsequent offense.
- 2) Fine must be paid within 30-days or the resident transponder will be suspended, or if a contractor, gate access will be restricted until fine is paid.
- 3) There will be a reactivation fee of \$100 to have the transponder reactivated.

Pursuant to the CC&Rs at Article VII, Section 7.5., every owner and occupant shall comply with the Ranch Governing Documents. In the event any occupant, guest or invitee violates the Ranch Governing Documents and a fine is imposed, the fine shall first be assessed against the violator if possible. If the fine is not paid by the violator within the stated time-period, **the owner shall be responsible for paying the fine. All fines are applied to the Owner account through the next month's assessment.**

Unfinished Business

- Appointment of new Modification Committee Member
- Overseeding of Common Areas for 2023

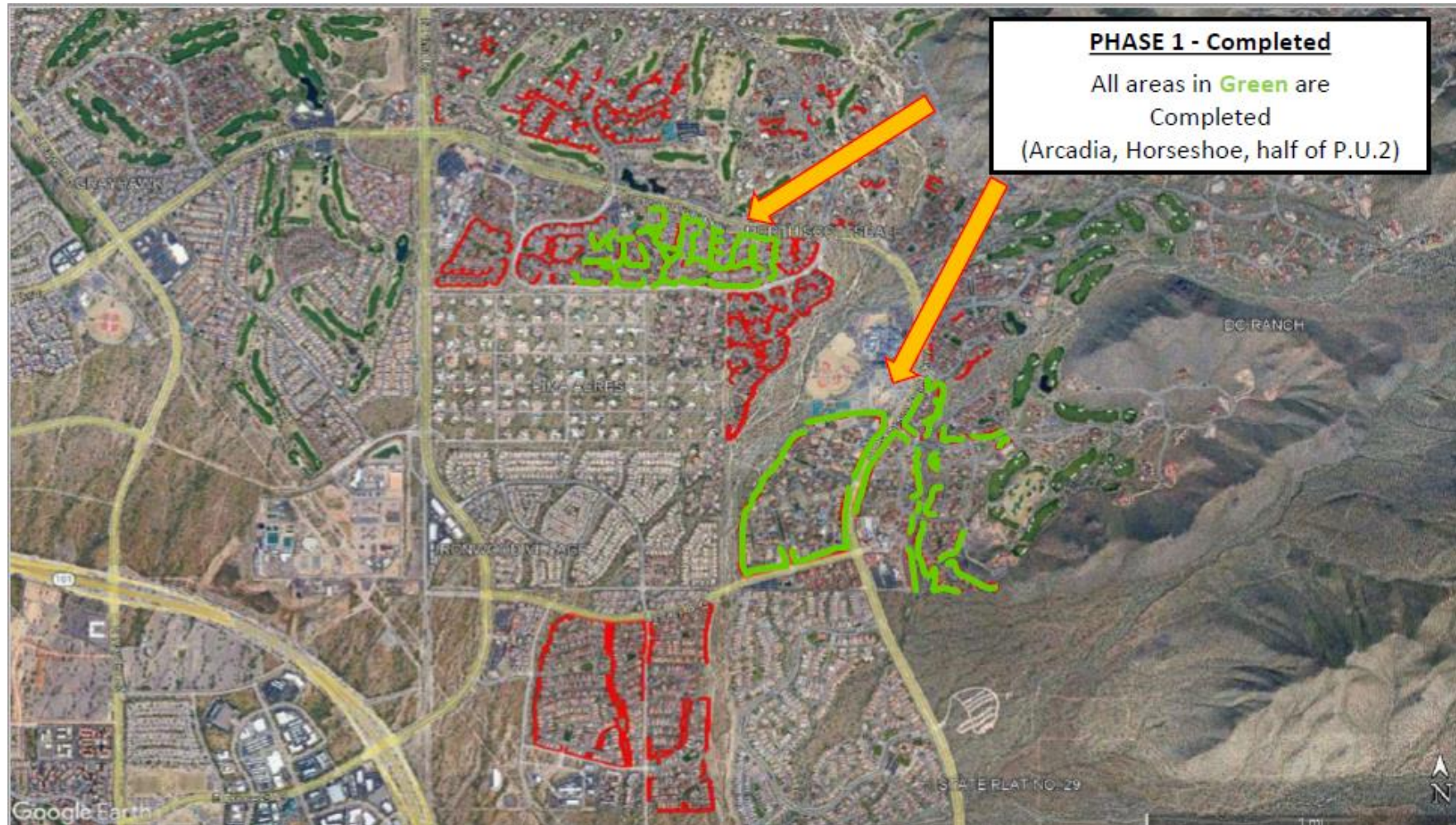
New Business

- Approval of 104.11A
- 2024 Budget Schedule
- Sustainability Committee Update
- CPGA proposed recommendations

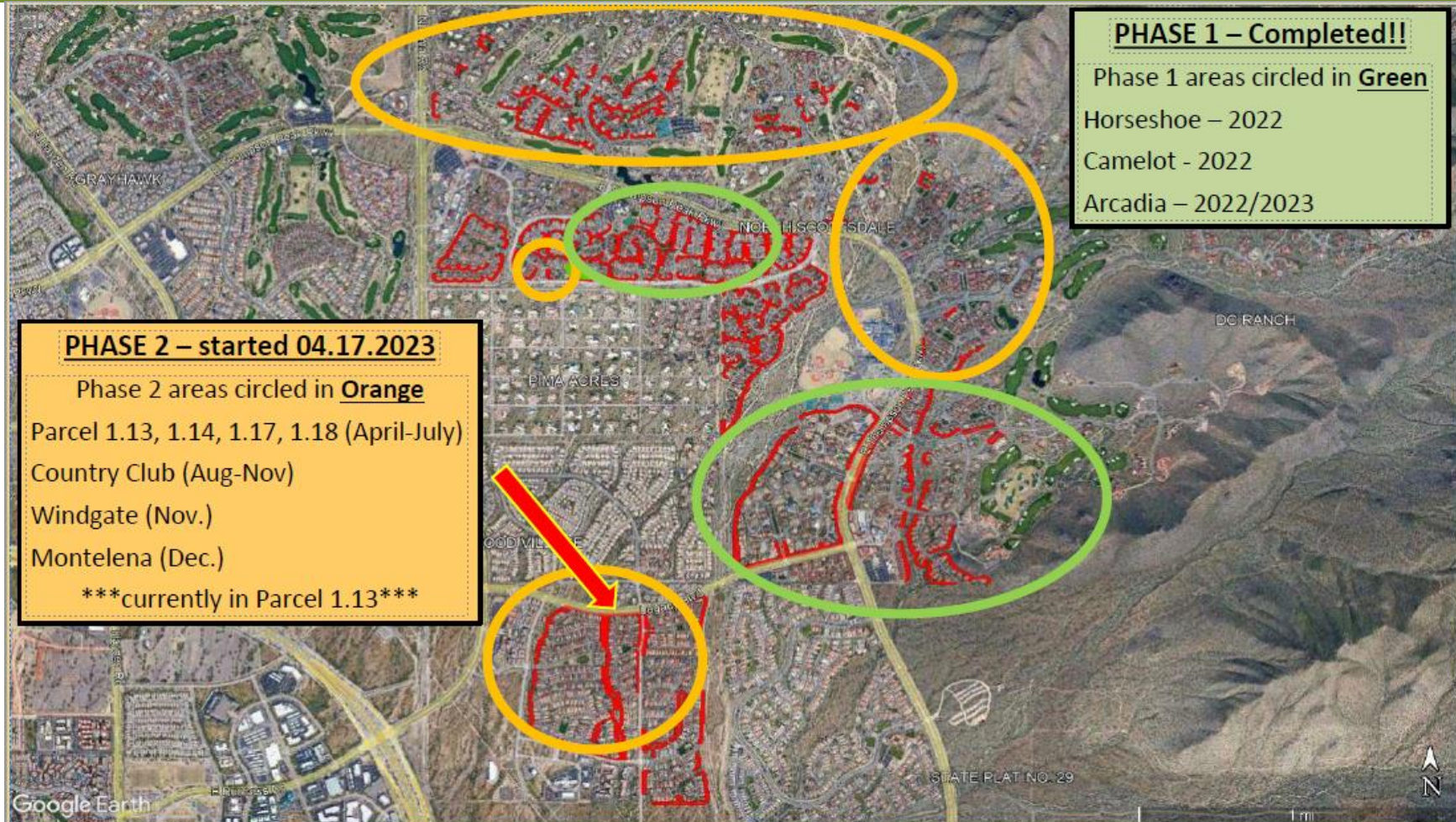
New Business

Ranch Association 2024 Budget Preparation Timeline		
Date	Responsible Parties	Description
Monday, June 26, 2023	Executive Director	General Direction to Budget Planners
Friday, July 7, 2023	Director of Finance	Budget Worksheets sent to Directors/Managers
Friday, August 4, 2023	Managers /Department Heads	2023 Year End Forecasts Due 2024 Operating Budgets Due
Wednesday, August 9, 2023	ED and Director of Finance	Review Budget Workbook Draft
Monday, August 14, 2023 through Friday, August 18, 2023	Executive Director/Director of Finance Managers /Department Heads	Meetings w/Directors and Managers to review budget drafts
Friday, September 1, 2023	Managers /Department Heads	Revised Forecasts and Budgets Due
Friday, September 8, 2023	Director of Finance	2024 Budget Workbook Update Complete
Tuesday, September 12, 2023	ED and Director of Finance	Review significant Y/Y changes and key focus areas: Insurance Package Review Payroll Increases/Changes Security Increases/Changes
Monday, September 18, 2023	Budget and Finance Committee	General Overview/Key Assumptions
Wednesday, September 20, 2023	Board Budget Presentation	
Tuesday, October 3, 2023	Budget and Finance Committee	2024 Draft Budget and Reserve Plan
Wednesday, October 4, 2023	ED and Director of Finance	Final Budget Adjustments
Thursday, October 5, 2023	Executive Director	Packet due for 10/10 Board meeting
Tuesday, October 10, 2023	Board of Directors - Public Budget Meeting	Final Draft Budget and Reserve Plan
Monday, November 6, 2023	Board of Directors Meeting	Formal Approval Consideration
By Thursday, November 30, 2023	Staff	Membership Communication

Committee Reports-Firewise



Committee Reports-Firewise



Committee Reports

- Budget and Finance- next meeting for audit review is May 30, 3 pm, Main Office conference room
- Modification Committee Ranch Offices-May 9 and 23, 3 pm, Main Office conference room
- Policy Committee
- Community Patrol and Access Committee-next meeting June 27, 6 pm Main Office conference room

Member Open Forum



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

Please raise your hand to be called
upon to speak.

Announcements

- June 12, 2023, RA Board Meeting, 6 pm, Board in person, residents via zoom link
- June 27, 2023, Community Patrol and Gate Access, 6 pm, Main Conference Room

Adjournment