

## DC Ranch Association – Board of Directors Meeting Minutes: May 8, 2023



Date/Time: Monday, May 8, 2023, Started: 6:05 p.m. / Ended: 8:06 p.m.  
Location: The Ranch Offices and Zoom  
Purpose: Regular Open Meeting

Chaired By: Dr. Phil Geiger  
Recording: Meghann Hill

Status: APPROVED

### **Attendance:**

Directors: Dr. Philip Geiger, President; Greg Kiraly, Vice President; Marla Walberg, Secretary; Elaine Cottey, Director; Iryna Sukhovolets, Director; John Shaw, Treasurer (via Zoom – joined at 6:53 p.m.)

Absent: Don Matheson, Director

Management: Michele Ray-Brethower, Executive Director  
Meghann Hill, Director of Community Services  
Kathren Coleman, Communications Coordinator

### **Call to Order / Establishment of Quorum / Roll Call**

Dr. Geiger called the meeting to order at 6:05 p.m. A quorum was established with five directors present.

### **President's Comments**

Dr. Geiger thanked all residents in attendance, reviewed the call to the public, and reminded residents when the meeting is open for comment. Dr. Geiger opened the meeting and provided updates on the following items:

- Modification Resolution – All modifications must be submitted to the Committee for review and approval. Any outstanding violations on a property should be remedied prior to submittal of a modification application. Unapproved modification may result in fines and the unapproved modification may be subject to removal at the owner's expense.
- Dog Park Update – City of Scottsdale is hosting public meetings regarding a proposed dog park and residents are encouraged to attend and provide comment to the City.
- Organized Sports – Organized sports activities are not permitted in DC Ranch parks and Common Areas.

## **Consent Agenda**

Mr. Kiraly motioned to approve the consent agenda. Ms. Cottey seconded the motion. The motion passed unanimously.

- March 6, 2023-Regular Meeting
- March 6, 2023-Executive Session
- March 30, 2023-Executive Session
- April 3, 2023-Regular Meeting

## **Traffic Study Findings Report – BriAnne Turpin, Stanley Consultants**

Ms. Turpin provided an overview of the traffic study findings and recommendations.

## **Director of Financial Operations – 1st Quarter Financial Report – Dee Nortman**

Ms. Nortman provided an update on the 1<sup>st</sup> Quarter Financials. Full reports are available on the DC Ranch website.

## **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*.
- 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.
- A total of 9 applications were received for the Sustainability Committee. 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. Recommendations for appointment will be taken 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.
- 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.
- 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.
- 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.
- 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.
- Residential Development at 94<sup>th</sup> 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

Mr. Kiraly reviewed the recommendations from the CPGA committee regarding the speeding standard; DCR-24 would be amended to include:

- 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.
- 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:
  - 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.
  - 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.
  - There will be a reactivation fee of \$100 to have the transponder reactivated.

Discussion took place with a consensus that a one-time warning for a first offense would be issued per household unless the speeding violation was over 10 mph over the posted speed limit in a park area or 20 mph over the posted speed limit anywhere else. The Board also discussed extending the timeline for fine payment to within 90 days to avoid transponder suspension.

Mr. Kiraly motioned to accept the proposed updates to DCR-24 as outlined, with a change to fines needing to be paid within 90 days to avoid transponder suspension and the addition of a one-time warning for first offense for every household unless the speeding violation was over 10 mph over the posted speed limit in a park area or 20 mph over the posted speed limit anywhere else. Ms. Sukhovolets seconded the motion. The motion passed unanimously.

### Appointment of New Modification Committee Member

Dr. Geiger advised that the Committee recommended David Underwood be appointed to the Modification Committee effective immediately.

Ms. Cottey motioned to appoint David Underwood to the Modification Committee. Mr. Geiger seconded the motion. The motion passed unanimously.

### Overseeding of Common Areas

Ms. Ray-Brethower noted that discussion had taken place that the Association would oversee all Common Areas in 2023 and then rely on the Sustainability Committee to provide

recommendation on future overseed considerations. Staff is seeking Board direction and confirmation of the preferred approach to Common Area overseeding for 2023.

Dr. Geiger motioned to overseed all Common Areas in 2023. Ms. Sukhovolets seconded the motion. The motion passed unanimously.

## **New Business**

### Approval of 104.11A

Ms. Ray-Brethower advised that on an annual basis the Directors decide whether the Board President will be allowed to vote on every motion or only in the event of a tie. In prior years, the Board President has been authorized to vote on all motions.

Ms. Sukhovolets motioned to allow the Board President to vote on all motions. Ms. Cottey seconded the motion. The motion passed unanimously.

### 2024 Budget Schedule

Ms. Ray-Brethower provided an overview of the 2024 Budget Schedule and noted that the schedule will be posted on the DC Ranch website. Dr. Geiger encouraged residents to attend the public budget meetings to provide feedback to the Board.

### Sustainability Committee Update

Ms. Ray-Brethower advised that the Governance Committee will review the recommended Committee member at their June meeting.

### CPGA Proposed Recommendations

Ms. Ray-Brethower reviewed the traffic study recommendations and DCR-24 policy updates presented earlier in the meeting. Discussion took place regarding a proposed speed limit increase on a designated portion of Windgate Pass and the timing of the implementation of the traffic study recommendations.

Mr. Kiraly motioned to accept the traffic study and CPGA Committee recommendations as presented with one change to increase the speed on a designated portion of Windgate Pass to 35 mph and the updated excessive speeding policy for DCR-24. Ms. Sukhovolets seconded the motion. The motion passed unanimously.

## **Committee Reports**

### Firewise Committee

Ms. Ray-Brethower advised that Phase 1 is completed and provided an update on Phase 2 Firewise clearing progress. Dr. Geiger advised that the next Committee meeting will be scheduled once Firewise certification has been completed and received.

### Budget and Finance Committee

Mr. Shaw advised that the Budget and Finance Committee is reviewing the Reserve Fund analysis and annual audit. Next Meeting May 30, 2023.

### Modification Committee

Dr. Geiger advised that outstanding Transfer and Disclosure items and/or violations must be corrected prior to submittal of a modification application. All modifications must be approved prior to start of work or a fine will be issued. Next meeting will be on March 9, 2023 at 3:00 p.m.

### Policy Committee

Ms. Walberg advised the next meeting will be on June 21, 2023.

### Community Patrol and Gate Access Committee

Mr. Kiraly advised that the next meeting will be June 27, 2023, at 6:00 p.m.

### **Member Open Forum**

Dr. Geiger opened the floor for open comments. Discussion took place regarding the following items:

- City of Scottsdale Dog Park meetings open to residents
- Gatehouse staffing levels per the vendor contract

### **Announcements**

- Next Regularly Scheduled Board Meeting (BOD in person, residents on Zoom), June 12, 2023, at 6:00 p.m.
- Community Patrol and Access Meeting at Ranch Office Main Conference Room, June 27, 2023, at 6:00 p.m.

**Adjournment:** There being no further business to conduct, Dr. Geiger adjourned the meeting at 8:06 p.m.