

# DC Ranch Association Board of Directors Meeting

June 12, 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
- Approval of Prior Meeting Minutes
  - May 8, 2023 Regular Meeting
  - May 8, 2023 Executive Session
- 2022 Audit Presentation, Paul Hansen
- Executive Director's Report
- Unfinished Business
  - Reappointment of Committee Members
- New Business
- Committee Reports
  - Firewise Committee Update
  - Budget and Finance
  - Modification Committee Update
  - Policy Committee Update
  - Community Patrol and Gate Access Committee
- 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



# President's Comments

- Board Meeting Protocol
- Organized Sports in Parks
- Modification Resolution

# Approval of Prior Meeting Minutes

- May 8, 2023 Regular Board Meeting
- May 8, 2023 Executive Session Meeting

# 2022 Audit Presentation

- Consider Acceptance of the 2022 Audit
  - Presented by Paul Hansen, Butler & Hansen PLC CPAs



# Executive Director's Report

- The Grove Park water fountain received monthly maintenance and was repainted.
- Acacia Park Antique Cast Iron Oven was repainted.
- Acacia Park area was barricaded due to a hawk's nest and an aggressive hawk protecting her babies. The nest cannot be moved until the babies have fledged.
- Homestead pergola repainted.
- Market Street Villa gutter and roof repair. Annual roof inspection to be scheduled for July.
- American flags at all the Guard houses have been replaced.
- Completed inspections and repairs to all drinking fountains throughout the community.
- Pony wall stucco repair and repaint at Desert Camp Community Center.
- DC Ranch culverts have been inspected and maintenance on those that need cleaned/cleared are scheduled for the next two weeks. Removal of excess brush and vegetation will also be completed in the washes.
- Plant replacement have begun at gated entries and parks and will be completed throughout the community for the next month.

# Executive Director's Report

- Ongoing process of applying fresh mulch around the park tree rings throughout the community.
- Spring Turf transition from Rye has continued, and we have applied Ammonium Sulfate to boost the Bermuda grass.
- Phase 2 tree install project is underway, 20/28 new trees have been planted.
- Ongoing structural pruning of trees in the common areas and prepare for Monsoon season.
- Annual flowers have been planted in pots throughout the community.
- Exterior Windgate Pass Guard House stucco repair due to hits will be done by end of June.
- Replaced and repaired wood fencing.



# Executive Director's Report

- Board 2024 Budget Presentation, September 20, 3 pm.
- City of Scottsdale is requesting to voluntarily improve their water efficiency and reduce usage by 5%. Two irrigation practices that help with water efficiency and conservation include: Watering only 2X per week maximum, and only water between 7 pm-10 am.
- Working on a new RFP for Road Maintenance Contract.
- All gate routers have been replaced at manned and unmanned gates.
- IT update: Sophos, Help desk, server replacement at both main office and Homestead, currently contracting with a new third party for additional services when needed.
- Applied for the AZ Department of Forestry Fuels Mitigation grant. Received letters of support from McDowell Sonoran Conservancy, DC Country Club, Community Council, Scottsdale Unified School District and the Villas at Desert Park Village sub-association. We should be notified in July if selected as a recipient of any grant monies. It requires in-kind and matching funds to qualify.
- In process of the traffic calming plan to address the CPGA and Board recommendations on speed humps, crosswalks, in road warning light systems, etc.

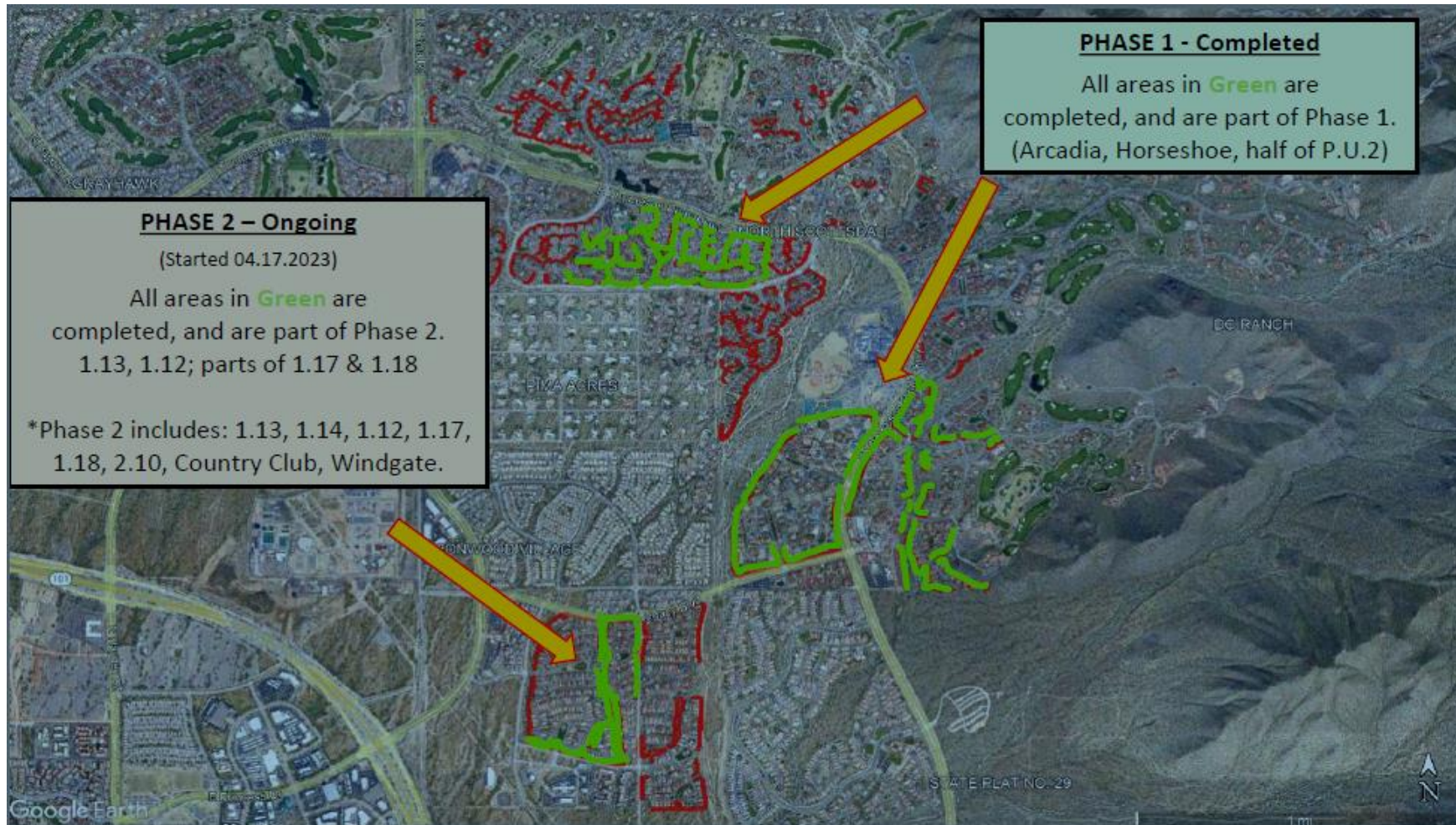
# Unfinished Business

- Reappointment of Committee Members
  - Firewise Committee
    - Paul Staker, Andrea Brin and Kris James
  - Budget and Finance Committee
    - David Peterson, David Underwood, Jon Dubaskas, Glenn Bier, and Bob Batt
  - Modification Committee
    - Pam Anzelone, Dean Gerstein, Jan Spielman
  - Policy Committee
    - Stephen Koven, Tom Headley
  - Community Patrol and Gate Access Committee
    - Scott Hartman, John Manning, Grant Venable, Lisa Olsen, Morgan Francis, Dale Tarzia, Paul Lipari, Jeff Gajda

# New Business

- Acceptance of the 2022 Audit presented earlier

# Firewise Committee Report



# Committee Reports

- Firewise Committee next meeting, July 11 at 12 noon.
- Budget and Finance Committee Report
- Modification Committee Report
- Policy Committee
  - Overseeding for Fall 2023
- Community Patrol and Gate Committee
  - Review of DCR 24-Speeding

# Member Open Forum



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

Please raise your hand to be called  
upon to speak.



# Announcements

- Next Board Meeting, August 7, 6 pm-please note there is no July Meeting.
- Community Patrol and Gate Access, June 26, 6 pm, Main Conference Room
- Firewise Committee meeting, July 11, 12 pm, Main Conference Room
- Budget and Finance Meeting, July 31, 3 pm, Main Conference Room

# Adjournment