



The Mission of the Community Council is to facilitate a connected and welcoming community that instills pride and a sense of belonging in each DC Ranch resident. The Council's work includes visioning and facilitating initiatives that enhance residents' quality of life, serve collective interests and promote the DC Ranch brand. These benefits make DC Ranch a very special place to live.

DC Ranch Community Council Board of Directors BOARD MEETING

September 28, 2023 | 5:30 p.m.

Hybrid Meeting; Attendance welcome at The Homestead Community Center or [via Zoom](#)
(Council Board and Staff will be in person at The Homestead.)

AGENDA

- | | | |
|-------|---|----------------------|
| I. | Call to Order | Ethan Knowlden |
| II. | Establish Quorum | Ethan Knowlden |
| III. | Approval of July 27, 2023 Board Meeting Minutes | Ethan Knowlden |
| IV. | President's Report | Ethan Knowlden |
| | a. Governance Committee | |
| | b. Consider Appointments to Nominating Committee | |
| V. | Staff Reports | |
| | a. Staff Update including Desert Camp Site Improvement Project Update | Jenna Kohl |
| VI. | Old Business | |
| | a. Consider Amendments to the Financial Management Policy | Elizabeth Kepuraitis |
| VII. | New Business | |
| | a. Consider Habitat for Humanity Home Sweet Home Program | Jona Davis |
| VIII. | Other Comment* | Ethan Knowlden |
| IX. | Adjourn Meeting | Ethan Knowlden |

**Residents wishing to speak during the meeting are asked to submit a comment card to Melissa Fuentes prior to the start of the meeting. Residents should note whether they wish to speak on a specific listed agenda item or under Other Comment. Each resident will be acknowledged and invited to speak; comments are generally limited to 3 minutes. All residents should step to the podium to speak in person; if attending virtually, they will be unmuted and invited to speak.*

COMMUNITY VALUES

- | | | |
|--------------------------------------|------------------------------|---|
| ●Sense of Community | ●Diversity and Inclusiveness | ●Family |
| ●Healthy Lifestyles | ●Lifelong Learning | ●Environmental Stewardship |
| ●Artistic and Cultural Opportunities | | ●Relationship with the Larger Community |



DC Ranch Community Council

To: DC Ranch Community Council Board of Directors

From: Jenna Kohl, Executive Director

Date: 9/20/2023

Subject: *Summary Memorandum – September 28 Board Meeting*

Here is a synopsis of the action items for the September 28 Board Meeting.

Desert Camp Site Improvement Project

As noted in the staff report, the Covenant Commission has asked that the front entry wall for Desert Camp be redesigned with enhanced architectural features. The Architekton design team developed several options that will be presented at the meeting, including different paint and cap treatments, use of natural stone, a trellis, and backlit steel pieces to break up the monotony of this building element. There are pros and cons to each option. For example, the trellis is aesthetically pleasing; however, long term maintenance and costs are a concern (for example, keeping the vines healthy during a hot summer). Use of full stone ties the elements into the rest of the building; however, this is an expensive option, and the stones are a heavy addition to the building. Staff requests board feedback on a preferred design.

Nominating Committee

The work of the nominating committee begins in late 2023. There are two board terms open in 2024. Staff requests that the President, with advice and consent of the board, appoint three board directors to work with the Executive Director to recruit and nominate two board directors in March 2024 for terms beginning April 1, 2024.

Financial Management Policy Amendments

The Board reviewed the revised Financial Management Policy of the Board of Directors at the July meeting, with two requested revisions. The updated draft with those revisions (red-lined) is included in the materials for the Board's final review and approval.

Habitat for Humanity Proposal

Habitat for Humanity of Central Arizona (HFHCAZ) representatives Jason Barlow (President and CEO) and J. David Smith (Chief Development Officer) will give a brief presentation on an opportunity for partnership, a "Home Sweet Home" sponsorship. Collaborating with HFHCAZ, DC Ranch would invite residents to make monetary donations to cover the cost of a complete home build (\$120,000) and to participate in optional volunteer days to help build the home alongside the future homeowner. DC Ranch would receive a variety of sponsor recognitions. If pursued, the partnership would begin late 2024/early 2025. Board feedback is requested.



Staff Report | September 2023

Finance and Administration

- *Desert Camp Site Improvement Project.* The project is on target for a November construction start. Focus areas include:
 - Alternate fitness locations. A chart reflecting alternate sites for fitness, courts, and pool was posted on the site and an email was distributed to residents. Resident feedback is being gathered and shared with the board.
 - Submittal of construction drawings to City of Scottsdale for review. First round comments were received from the city on Sept. 21, and the design team is preparing responses for the second review.
 - Selection of fitness equipment vendor after a rigorous selection process. A survey will be sent to fitness center users to gain resident input that will be used in finalizing the equipment selection and layout for the new center.
 - Covenant Commission review. The Commission requested that the front entry be redesigned to enhance its visual appeal. Architekton submitted alternate designs for board consideration; these will be presented to the board at the meeting.
 - Technology and AV. Technology and audiovisual vendors have been selected and planning for those components is underway.
 - Construction team. Haydon has designated their onsite construction team; they are preparing construction timelines and approach, including investigating ways to open amenities once they are complete to accelerate resident access as soon as possible, particularly with the courts.
 - Groundbreaking. Planning for an Oct. 30 groundbreaking ceremony is underway.
 - Communications in progress. Community-wide emails were distributed in August (focus on Desert Camp closure and project details) and September (focus on alternate fitness facilities). Project FAQs are being updated.
 - Transition to TH Programming. Staff is preparing to migrate programs and storage over to The Homestead in preparation for Desert Camp closure.
- *Projects.* Staff time has been devoted to budget preparation, staff transitions and planning, Desert Camp Site Improvement project, DCR2025 strategic planning, insurance renewal.
- *Professional Development.* In August, Samantha Canchola and Lynette Whitener attended the Arizona Parks & Recreation Association Conference at which over 600 recreation professionals from across the state joined to gather expert knowledge from inspirational education sessions and get an inside look at the latest products and practices in the field.
- *Budget Development.* Staff is in process with 2024 budget development. The Board will be reviewing the budget draft at a joint work session with the Finance Committee, an open budget meeting on October 19, and finalization and adoption of the budget on November 2.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries in:
 - August: Adis Cajic – 1 year, Monika Truax – 8 years
 - September: Alexandra Duemer – 5 years

Events and Programs

- *Fun Kits.* Resident families took advantage of indoor fun with Summer Fun Kits. Each kit, designed for kids ages 3-10, included materials to complete 5-7 activities and directions to follow for each. To make these extra special, each basket was personalized with the child's name. Six families participated in July with fun "weather" themed activity kits.
- *Summer Saturdays.* Nearly 70 residents of all ages came to Desert Camp to create "dirt" sundaes and work on masterpieces of sand art themed in summer styles such as beach scenes and popsicles. This was a wonderful opportunity for parents with similar-aged kids to meet and plan impromptu play dates with each other.
- *Mixology Mocktails.* Eleven residents joined a local chef/mixologist to expand their entertaining repertoire with refreshing, alcohol-free drinks. Residents learned how to make four delicious, summer-inspired mocktails and snacked on delicious light bites.
- *Back to School Bounce.* In early August, young residents were invited to escape the heat and joined neighbors for indoor fun at The Homestead Community Center with multiple bounce houses, an obstacle course, games, crafts and snacks. Fifty-two residents ages 4-12 (accompanied by an adult) attended. As part of a raffle, two residents won a super soaker to take home and extend the fun.
- *DC Ranch Women's Club.* DC Ranch ladies joined together in August for social hour at The Vig at McDowell Mountain. Lite bites and libations were had, and a list of new activity ideas were contributed by many that will assist with program planning for future dates.
- *Social Hour.* Social Hour continues to be a popular program, even through summer months. In July (30) and August (40) attendees enjoyed music, light bites and beverages while building old friendships with current residents and forming new ones with new residents.

Community Engagement

- *DC Ranch Gives.* The summer School Supply Drive concluded July 31 and DC Ranch Gives exceeded the goal to collect 3,000 school supplies for the Boys & Girls Club of Greater Scottsdale. The 3,363 school supply donations made an immense impact on local children starting the school year.
- *New Resident Welcome.* Neighborhood Voting Members and community volunteers continue to welcome new residents each month with welcome bags. Due to the anticipated closure of Desert Camp for renovations, Neighborhood Voting Members began obtaining welcome bags from The Homestead. The summer-themed bags include new resident welcome information, City of Scottsdale collateral, new resident free fitness pass, prickly-pear lemonade from a local business, logo car sunshade, and a DCR sticker. In August, invitations were mailed for the Sunset Tour on Sept. 23.
- *DC Ranch Ambassadors.* Ambassadors are utilized a few times each month to help promote activities and happenings within DC Ranch. Ambassadors have recently helped by encouraging residents to attend and promote Mocktail Mixology, Casino Night, Desert Camp Site Improvement Project updates and the Mack Development Open House.
- *Merchant Engagement.* Stakeholders from Market Street, Canyon Village, DC Ranch Crossing, Corporate Center, Camden Apartments, Desert Vista Apartments, Country Club at DC Ranch and Silverleaf Club met at the second quarterly Coffee & Commerce meeting in August. Attendees provided roundtable updates and DC Ranch staff provided community announcements about upcoming partnerships and sponsorship opportunities for the fall and information about the Mack Development Open House. The next Coffee & Commerce meeting will be held in November at Ranch Offices on Market Street.

Communications

- *DCSIP Communication.* The Communications Team facilitated the sending of an initial email to residents regarding the Desert Camp Community Center closure this fall. Additional information about DCSIP and the impact of the closure is planned throughout September and October.
- *Text Messaging System.* The text messaging system database continues to increase with sign-ups from residents. Emails about recent road work encouraged residents in those neighborhoods to register to receive important updates about the projects. And residents are updating their selections to include the newest list for community center updates in anticipation of the Desert Camp Site Improvement Project beginning.
- *Fall Program Guide.* The Fall Program Guide was completed in August. The publication outlines events and programs in September, October and November. A digital version was uploaded to DCRanch.com.
- *Firewise Signage.* The Communications Team assisted the Ranch Association with the design of the Firewise signage, which will be placed around the community to denote DC Ranch as an official Firewise Community.
- *Media Policy for Real Estate Agents and Agencies.* The team has received requests in the past from agents and agencies to use Community Council-owned media of DC Ranch on MLS listings to assist with promoting the community and amenities to potential residents. A policy was developed and approved by legal that outlines proper and improper usage of the media. To gain access to the library, agents and agencies will complete a form on DCRanch.com and agree to the policy.
- *Tour de Scottsdale Participant Email List.* The email list of past participants in the Tour was downloaded and provided to the McDowell Sonoran Conservancy for the purpose of building their own email list. The Conservancy plans to email the past participants to provide an option to sign up to receive emails from the Conservancy going forward.
- *Mack Open House Communication.* In conjunction with Chris Irish, Director of Public Affairs, several email communications regarding the August Mack Open House were sent out to residents. Three emails were sent prior to the open house, one communicating a last-minute change to the location of the meeting. A recap email was also sent after the open house.
- *Historic Committee.* An Oral History project consent form was approved for use when interviewing residents and members of the community for DC Ranch archive purposes.

Facilities

- *Community Centers.* The Desert Camp Community Center front desk had 2,145 check-ins combined for July and August. There were 5 facility rentals for private use between Desert Camp and The Homestead Community Centers. Card and game drop in use continue to be popular with 113 participants in July and August. Despite the heat, there were 244 total reservations for pickleball courts in July and August and 246 reservations for tennis during the same period.
- *Facility Maintenance.* Projects completed during July and August include exterior door refurbish at The Homestead and beginning preparations for the DCSIP closure. The team began investigating long-term storage options, developing a plan to move selected items to The Homestead and moving furniture to maximize program and drop-in usage.
- *Work Order software.* In a joint effort with the Ranch Association, a new work order system, Asset Essentials, is being implemented to submit and track maintenance requests. A beta

test was launched internally in mid-July and a total of 400 work orders have been created with most already in progress or completed. This system will increase the organization's ability to manage and maintain all assets and facilities.

Recreation

- *Dive-In Movies.* Although July's Dive-In movie was cut short due to inclement weather, 45 residents were able to spend time with friends and family roasting s'mores at the Desert Camp Community Center pool in preparation for *The Sandlot* movie.
- *Fitness Classes.* Indoor classes Strength & Balance, Yoga Basics, and All Levels Yoga had 65 registrants for July and August with a total of 24 drop-in users. Twenty-three residents immersed themselves in aerobic fun with Aqua Fitness classes.
- *Health & Wellness.* In July, 18 residents took time for self-care with a Self-Massage and Stretching class where each participant was taught practical solutions to reduce common aches and pains. Specific stretching methods and targeted massage techniques were demonstrated to alleviate headaches, wrist and arm pain, neck and shoulder pain and backaches.
- *Wet & Wild Wednesdays.* This summer program provided residents an opportunity to dive into fun at the Desert Camp Community Center pool every Wednesday morning in June and July. Throughout the month of July, 125 residents enjoyed a multitude of fun with provided pool floats, games, cold poolside beverages, snacks and upbeat tunes.
- *Resident-Led Card Clubs.* Hand and Foot Canasta continued to meet weekly throughout the summer and averaged 2-3 tables each week. Mah Jongg met monthly and averaged 3-4 tables per month.

Public Affairs

- *Mack Company Development.* In August, Mack met with community boards (including Community Council) and held another public Open House. While DC Ranch/Ironwood concerns were discussed, Mack was not willing to accommodate them. Thus, Chris Irish will proceed as stated at the July board meeting, presenting the concerns at the city's Development Review Board (DRB) hearing. She will also inform residents on how/when they can email comments or speak at the hearing if desired. The DRB hearing date is estimated to be a month or two away.
- *94th and Bell Residential Development.* The developer has made changes requested by DC Ranch. Ms. Irish will speak in support of the project at their DRB hearing.
- *Reata Wash Flood Control Project.* The city anticipates getting final approval of a Conditional Letter of Map Revision (CLOMR) in about 6 months. This is basically the federal government telling them they will change the flood insurance maps if the city builds the project in accordance with the design documents they have submitted. Then, the city will finish the design and make plans for implementation. This will include securing funds from the Maricopa County Flood Control District and in the city's Capital Improvement budget, along with seeking construction bids and contracts. The city states that construction will be done in phases, stretching over 4-5 years. Completion of the project is currently projected for 2028, with an additional year needed for final FEMA approval which should result in flood insurance requirement changes and/or elimination.
- *SUSD Land at Copper Ridge.* Jenna Kohl, Michele Brethower and Chris Irish recently met with Superintendent Menzel. Discussion included DC Ranch's memorandum of

understanding for possible future use of the land, the Kitchell Yard lease, how DC Ranch and SUSD might strengthen our partnership, and the rumors on possible sale of this land (the district does not plan to sell the land, nor are they interested in it being used for work-force housing; however that might be a possibility at another school site).



Legend

- Use dash (-) for programs not scheduled that month

0 Use 0 if program was cancelled for another reason (low attendance,

2023 Community Council Executive Report Statistics

Program Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Arts and Education Performances	-	0	-	-	-	-	-	-	-				0
Aqua Fitness	15	15	16	20	15	11	12	10					114
Aqua Fitness Drop-in	1	0	1	2	1	4	3	3					15
Bridge Club - Social (Attendance)	4	-	-	-	-	-	-	-	-				4
Canasta Club (traditional)	-	-	-	-	-	-	-	-	-				0
Canasta Club (Hand and Foot)	56	64	46	41	26	22	17	27					299
Cookies with Mrs. Claus	-	-	-	-	-	-	-	-	-				0
CPR Class	-	-	-	-	-	20	-	-	-	-			20
Creative Arts Workshop	-	20	-	-	-	-	11	-					31
DC Ranch Gives (Attendance)	-	20	-	-	11	-	-	-					31
Food Truck Night (Attendance)	77	53	57	62	-	-	-	-					249
Grapenuts	25	25	20	9	-	-	-	-	18				97
Health & Wellness	30	-	-	-	-	-	18	-					48
Landscape Stroll (former Wildflower Walk)	-	-	48	-	-	-	-	-					48
Lifelong Learning	-	18	0	-	-	-	-	-	0				18
Card and Tile Classes (Mahj, Canasta and Bridge)	-	-	-	-	-	-	-	-					0
Fun Kits	-	-	-	-	-	7	6	-					
Off the Ranch	-	-	-	28	-	-	-	-					28
Path & Trail Programs	-	-	-	-	-	-	-	-					0
Pickleball Club (Fri/Sun)	103	117	110	220	145	120	120	96					1,031
Pickleball Club (Wednesdays)	-	-	8	35	32	25	25	21					146
Pickleball Tournament	-	-	14	-	-	-	-	-	-	-	-	-	14
Racquet Clinics	-	-	44	56	-	-	-	-					100
Reel Deal (Attendance)	-	0	-	-	0	87	45	-					132
Spotlight Speaker Series (Attendance)	-	-	86	-	-	-	-	-	-				86
Strength and Balance	25	25	25	25	23	12	13	11					159
Strength and Balance (Drop In)	26	30	29	24	10	6	6	2					133
Summer Saturday	-	-	-	-	-	70	67	-					
Sunset Tour (Attendance)	28	-	24	-	-	-	-	-					52
Tweens & Lil' Wranglers Program	-	-	-	-	-	-	-	-	-	-	-	-	0
Wet & Wild Wednesdays	-	-	-	-	-	185	125	-	-	-	-	-	310
Women's Club	26	10	34	9	14	20	0	25					138

Yoga (M/W) All Levels	14	16	12	15	9	9	6	9					90
Yoga (M/W) All Levels Drop-in	1	3	7	10	13	1	8	5					48
Yoga Basics (T/TH)	26	25	25	26	16	16	10	13					157
Yoga Basics (T/TH) Drop-In	16	12	9	13	5	6	0	3					64
Registrant Total	473	453	615	595	320	621	492	225	18	0	0	0	3,812
Community Events & Celebrations Participants													Total
Adult Specialty Events	-	-	-	-	-	79	0	0	-	-	-	-	79
Back to School Bash/Bounce	-	-	-	-	-	-	-	52	-	-			52
Community Celebrations	-	-	-	-	-	-	-	-	-	-	-	-	0
Concert Series	-	-	400	200	350	-	-	-	-	-	-	-	950
DC Ranch Day	425	-	-	-	-	-	-	-	-	-	-	-	425
Eggstravaganza	-	-	-	650	-	-	-	-	-	-	-	-	650
Neighborhood Park Parties	-	-	150	120	-	-	-	-	-	-	-	-	270
Prickly Pumpkin	-	-	-	-	-	-	-	-	-		-	-	0
Social Hour	48	49	48	48	36	39	30	40					338
Special Celebrations	-	75	-	-	-	-	-	-	-	-	-	-	75
Spooky Carnival	-	-	-	-	-	-	-	-	-		-	-	0
Volunteer Appreciation Event	-	-	-	55	-	-	-	-	-	-	-	-	55
Winter Celebrations	-	-	-	-	-	-	-	-	-	-	-	-	0
Yappy Hour	32	29	-	-	-	-	-	-	-		-	-	61
Registrant Total	505	153	598	1,073	386	118	30	92	0	0	0	0	2,955
Playhouse Theatre Participants													Total
Audience (Attendance)	-	-	-	-	640	-	-	-					640
Auditions	61	-	-	-	-	-	-	-					61
Backstage Program/Volunteers	-	-	-	-	32	-	-	-					32
Cast Members	34	-	-	-	-	-	-	-					34
Workshops, Camps, Classes	-	-	-	-	-	-	-	-					0
Registrant Total	95	0	0	0	672	0	0	0	0	0	0	0	767
Lifestyle Event Participants													Total
Fall Charitable Event	-	-	-	-	-	-	-	-					0
Spring Charitable Event	-	-	-	-	-	-	-	-	-	-	-	-	0
Registrant Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Communications													Total
DCRanch.com Real Estate Agent Listings Purchased	0	0	0	0	0	0	0	0					0
DCRanch.com Users	6,513	5,202	7,677	6,234	5,594	4,503	Not available						35,723
Emails	23	23	35	31	22	22	27	37					220
Text Messages	6	5	15	8	7	4	6	9					60
Facebook Posts	4	7	10	8	7	6	6	5					53
Instagram Posts	6	8	7	7	4	4	5	5					46
Program Guides, Postcards, Other	2	1	0	1	0	0	0	1					5
Ranch News Articles	11	13	13	13	13	12	NA	10					85

Communications Total	6,565	5,259	7,757	6,302	5,647	4,551	44	67	0	0	0	0	36,192
Desert Camp Use (# of bookings)													
													Total
Sponsored Club/Meetings	5	5	7	4	5	6	4	6					42
Non-Sponsored Club/Meetings	-	-	-	-	-	-	-	-					0
Drop-In Card/Game Groups (# of Tables)	38	32	33	27	26	20	17	15					208
Community Council Events & Programs	0	0	3	3	1	1	0	0					8
DC Ranch Meetings & Events	5	12	4	2	9	3	0	2					37
Sub Association Meetings	-	-	-	1	-	-	0	1					2
Fitness Center Entries (Key Fob Swipes)	3,863	3,463	3,391	2,567	1,992	1,944	2,094	2,273					21,587
Front Desk/Lobby Check-In	2,335	2,061	2,415	1,688	1,228	1,097	1,018	1,127					12,969
Unique Visitors	336	356	340	494	488	454	383	354					3,205
Charity Events	-	-	-	-	-	-	-	-					0
Arts & Education	-	1	-	-	-	1	2	0					4
Playhouse	-	-	-	-	-	-	0	0					0
Fitness & Wellness	8	8	12	9	7	14	12	9					79
Room & Patio Rentals	2	3	4	3	6	3	0	1					22
Pool Cabana Rentals	0	0	0	2	7	2	0	1					12
Use Total	6,592	5,941	6,209	4,800	3,769	3,545	3,530	3,789	0	0	0	0	38,175
Desert Camp Drop Ins (# of people)													
													Total
Card Drop Ins	167	107	136	119	98	80	47	66					820
Meetings (Club)	-	-	-	-	-	-							
Drop Ins Total	167	107	136	119	98	80	47	66	0	0	0	0	820
Desert Camp Tennis & Pickleball Bookings													
													Total
Tennis Court 1	151	148	140	147	103	93	75	75					932
Tennis Court 2	136	135	130	136	82	71	45	51					786
Pickleball #1	224	217	233	227	174	101	50	64					1,290
Pickleball #2	223	204	211	201	175	115	58	72					1,259
Court Bookings Total	734	704	714	711	534	380	228	262	0	0	0	0	4,267
The Homestead Use (# of bookings)													
													Total
Sponsored Club/Meetings	1	-	-	-	-	-	0	0					1
Non-Sponsored Club/Meetings	-	-	-	-	-	-	0	0					0
Community Council Events & Programs	3	-	3	5	-	2	2	3					18
DC Ranch Meetings & Events	11	7	4	5	2	8	5	6					48
Sub Association Meetings	1	1	2		-	-	1	1					6
Front Desk/Lobby Check-In	8	15	68	68		14	17	16					206
Charity Events	-	-	-		-	-	-	0					0
Arts & Education	-	2	-		-	-	1	0					3
Playhouse	3	7	7	15	8	-	0	0					40
Fitness & Wellness	23	22	29	25	26	25	24	30					204
Room & Patio Rentals	1	2	6	4	4	3	1	2					23
Use Total	51	56	119	122	40	52	51	58	0	0	0	0	549



OCTOBER 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Pickleball Club	2 All Levels Yoga Strength & Balance	3 Yoga Basics	4 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club	5 Yoga Basics	6 Pickleball Club Aqua Fitness Zumba Gold	7 Guided Hike
8 Pickleball Club Scottsdale Philharmonic	9 All Levels Yoga Strength & Balance Mavrix Youth Meet Up	10 Yoga Basics	11 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club Grapenuts	12 Yoga Basics Women's Club: Bingo Night	13 Pickleball Club Aqua Fitness Zumba Gold Trunk or Treat	14
15 Pickleball Club	16 All Levels Yoga Strength & Balance Yappy Hour	17 Yoga Basics	18 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club Speaker Series	19 Yoga Basics	20 Pickleball Club Aqua Fitness Zumba Gold Social Hour: Spokeasy	21
22 Pickleball Club	23 All Levels Yoga Strength & Balance	24 Yoga Basics Prickly Pumpkin Patch	25 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club Community Safety Forum	26 Yoga Basics Food Truck Night + Outdoor Games	27 Pickleball Club Aqua Fitness Zumba Gold	28 Spooky Carnival: Hometown Halloween
29 Pickleball Club	30 All Levels Yoga Strength & Balance	31 Yoga Basics				

EVENTS AND PROGRAMS

Guided Hike

Saturday, Oct. 7 | 7:30 to 9:30 a.m.

Ages 13+ | [RSVP](#)

Meet at Pima Dynamite Trailhead

Enjoy a guided group hike with a Conservancy steward on the Pima-Dynamite Trail located within the McDowell Sonoran Preserve.

Scottsdale Philharmonic

Sunday, Oct. 8 | 3 to 6:15 p.m.

Departs from The Homestead

Ages 16+ | [\\$23](#)

Enjoy an afternoon of classical music. Residents will travel by bus to attend the Scottsdale Philharmonic fall concert.

Mavrix Youth Meet Up

Monday, Oct. 9 | Noon to 2:15 p.m.

Ages 6-11 | [\\$28](#)

Meet at Mavrix

Kids will enjoy an afternoon filled with interactive bowling, arcades and more. Registration includes a \$10 game card, pizza party and a game of laser tag.

Grapenuts: Which Wine is Witch?

Wednesday, Oct. 11 | 6 to 8 p.m.

Ages 21+ | [RSVP](#)

The Homestead

Partake in a bewitched evening of blind wine tasting. The challenge: bring a bottle of your favorite wine for residents to decipher the varietal, region and character without the guiding hand of labels.

Women's Club: Bingo Night

Thursday, Oct. 12 | 6 to 8 p.m.

The Homestead

Ages 21+ | [\\$12](#)

Join other ladies in the community to play Bingo and win prizes while enjoying beverages and light bites.

Trunk or Treat

Friday, Oct. 13 | 5:30 to 7 p.m.

The Homestead

All ages | [RSVP](#)

Don't let Friday the 13th scare you away! Dust off those creative cobwebs and bring your decorated car trunk full of candy.



Yappy Hour

Monday, Oct. 16 | 5:30 to 6:30 p.m.

The Homestead

All ages | [RSVP](#)

Dress your leashed four-legged friend in their best costume to enjoy a Halloween-themed gathering. Beverages, snacks and pup treats provided.

Speaker Series: Bizarre History of the McDowells

Wednesday, Oct. 18 | 6 to 7:30 p.m.

The Homestead

Ages 21+ | [RSVP](#)

Learn about the impact of southwestern military, mining, ranching, urbanization and preservation activities on the natural resources of the area.

Social Hour: Spookeasy

Friday, Oct. 20 | 5:30 to 7 p.m.

The Homestead

Ages 21+ | [\\$23](#)

Step into the Prohibition era. Come dressed in Roaring 20's wear, if you dare, and mingle with neighbors. Light bites and beverages included.

Prickly Pumpkin Patch

Tuesday, Oct. 24 | 4 to 6 p.m.

The Homestead

Ages 0-8 | [\\$12](#)

Pick your own pumpkin to take home and decorate, capture a memorable photo and make a seasonal craft. Light snacks and juice provided.

Community Safety Forum

Wednesday, Oct. 25 | 6 to 8 p.m.

The Homestead

Residents are invited to join the City of Scottsdale Police and Fire Departments for an educational discussion on emergency preparedness.

Food Truck Night + Outdoor Games

Thursday, Oct. 26 | 5 to 7 p.m.

The Homestead

Amazing K's Burgers will serve gourmet burgers and fries. Lawn games will be available for residents and Halloween-themed desserts will be handed out.



Spooky Carnival: Hometown Halloween

Saturday, Oct. 28 | 4 to 6 p.m.

The Homestead

All ages | [\\$12](#) through Oct. 19, \$15 Oct. 20-28

Residents brave enough to dress in their best costume will be greeted with a classic Halloween carnival complete with live entertainment, old school games, tricks and treats. Tickets required for all participants.

The DC Ranch Community Council is committed to fiscally responsible financial management, in order to accomplish the Council's mission to facilitate a connected and welcoming community that instills pride and a sense of belonging in each DC Ranch resident.

A. Board of Directors Fiduciary Responsibility

The Board has the ultimate fiduciary responsibility for the financial management of the DC Ranch Community Council, including monitoring the financial affairs and providing oversight to ensure accurate recordkeeping and appropriate fiscal spending. The Board receives guidance and advice from the Executive Director, Director of Financial Operations, and Finance Committee as designated in the Board Governance Policy. Directors should consult the Treasurer regarding any concerns they may have about financial matters.

B. Finance Committee

The Finance Committee is established as an advisory committee that works in conjunction with Council staff to provide guidance and counsel to the Board on financial and related matters, as described in the Governance Policy of the Board of Directors. This committee is comprised of up to five (5) residents appointed by the Board of Directors in two-year terms and provides guidance and advice to the Board, reviews monthly financial statements, participates in audit firm selection and analyzes the annual audit, reviews, and recommends financial policies, and attends the Board's budget meetings. The Finance Committee is chaired by the Treasurer with the Director of Financial Operations designated as the staff liaison.

C. Funds used by Community Council

- 1) The operating fund is comprised of funds used to cover operating expenses for Council and is funded by assessments, benefit fees and other types of operating income.
 - The Director of Financial Operations shall maintain total operating funds to be within three to six months of the average current year budgeted operating expenditures. If the balance at any month-end falls outside of this threshold, the Executive Director must develop a plan for Board review and approval to bring total operating funds to the prescribed level.
 - The Director of Financial Operations and the Executive Director have the authority to transfer excess operating funds to the reserve fund or the capital fund, based upon an analysis of anticipated projects. Factors to be considered include the current percent funded level of the reserve fund and future planned capital projects.
 - The Director of Financial Operations will notify the Executive Director and the Board of fund transfers within sixty (60) days of transfer, as well as month end balances of the operating, reserve, and capital funds.
- 2) The reserve fund is comprised of funds needed to maintain Council owned and operated assets to DC Ranch standards, guided by a 30-year reserve study.
 - The reserve fund is to be used for future major repairs and replacements.

- The Director of Financial Operations and the Executive Director will maintain the reserve fund at a minimum funding level of 80% at all times, based on the most recent reserve study. If at any time the reserve fund falls below the minimum funding requirement, the Executive Director must provide a plan to the Board to restore the fund to the minimum funding level.
- 3) The capital fund is comprised of funds used to build or purchase new assets or amenities, as well as expand or enhance an existing asset.
- The Director of Financial Operations and the Executive Director will report to the Board on a quarterly basis the status of any significant capital projects, including project fund balance, estimated project fund requirements and estimated timing of project fund needs. A significant project is one that will require a minimum of ~~\$5~~1 million.

D. Benefit Fee Revenue

Benefit fee revenue comes from the funds received from property sales in DC Ranch. Benefit Fee revenue received in any given year shall be allocated in the following priority order:

- 1) Fund Council operations up to the amount approved in the annual budget, including budgeted capital items and reserve contributions.
- 2) Fund unbudgeted capital projects that are urgent and/or safety related.
- 3) Pay down any existing Council debt.
- 4) Increase the capital fund to save for future new amenities or major improvements in the community, which may be defined in the Council's master or strategic plans.

E. Annual Audit

An annual audit must be conducted by a qualified independent audit firm. The Board is responsible for engaging the selected audit firm. The Treasurer will meet at least once with the Audit Manager during the annual audit.

The audit report will be presented to the Board at the first meeting following the completion of the audit. The annual audit report will be provided to residents no later than 180 days after year-end.

The Director of Financial Operations must review any noted audit weaknesses and within thirty (30) days of the date of the audit report, prepare a written response for each weakness, and submit that response to the Executive Director and the Treasurer. The response will be shared with the Finance Committee and the Board as appropriate.

F. Corporate Income Tax

The Council has received from the Internal Revenue Service an exemption from federal income taxes under Section 501(c)(4) of the Internal Revenue Code for exempt function income earned. All required annual informational tax return(s) will be filed by the prescribed IRS and state deadline(s). Extensions may be filed, if required, in a timely manner. The tax return(s) will be reviewed by the Treasurer and provided to the Board prior to filing.

G. Monthly Financial Statements

The Director of Financial Operations is responsible for the following:

- 1) Prepare monthly financial statements, which include a Statement of Revenue and Expense, Balance Sheet, and Statement of Cash Flow. The monthly financial statements will be reviewed by the Finance Committee prior to presentation to the Board. The Board will receive monthly financial statements within sixty (60) days of month-end. The monthly financial statements will be posted on the DC Ranch website. Other monthly financial statements or reports may also be posted as considered appropriate by the Executive Director.
- 2) Financial statements will be maintained on a basis consistent with the annual audited statements.
- 3) Accounts receivable balances shall be maintained at less than thirty (30) days, following the approved delinquency process for accounts over thirty (30) days past due.
- 4) Accounts payables balances shall be maintained at less than sixty (60) days or in accordance with vendor terms, whichever is shorter.

The Treasurer is responsible for reviewing proposed changes in significant accounting methods, procedures, and financial reporting formats.

H. Budget

The Director of Financial Operations and Executive Director, along with guidance from the Board and Finance Committee, will prepare the annual budget. The Board will approve the annual budget each November. The approved budget will be sent to property owners no later than thirty (30) days before the end of the fiscal year, in accordance with the governing documents and Arizona state statute.

The Executive Director will be responsible for managing financial affairs within the budget. Any major variance (over \$100,000 and 10%) in expenditure must be reviewed with the Treasurer, who will determine when such expenditures should be reviewed by the Finance Committee for their advice and counsel and/or reported to the Board.

I. Investments

The Director of Financial Operations is responsible for managing Council's investments, observing the following guidelines:

- 1) Operating, reserve and capital funds will be maintained in separate accounts. The funds may be combined for investment purposes only if there is a distinct financial advantage.
- 2) External investment advisors may be utilized if the benefit exceeds the cost, and use must be presented to the Finance Committee and approved by the Board.
- 3) The primary objective of fund management is to maintain safe investments with minimal risk, and as possible, maximum returns. The principal balance will be protected to the extent reasonably possible while interest will be within market rate of returns for investments associated with the prescribed risk level. Liquidity will be maintained, as appropriate, for the cash needs of the Community Council.
- 4) Approved investment instruments include cash, high-yield savings accounts, Certificates of Deposit, money market accounts, short-term investment bonds, United States Treasury Securities, and U.S. Government Agency Securities. The Finance Committee and Board of Directors must approve any investment instrument not listed. Investment funds shall be insured by the FDIC or guaranteed by the U.S. Government. Maturity dates on investments will be managed and timed to meet anticipated cash needs, not to exceed a seven-year maturity. Borrowing for investment purposes is prohibited.
- 5) Investments shall be made with care and good judgment. DC Ranch Community Council management, Treasurer, Finance Committee and/or the Board of Directors shall not be held personally liable for any

investment activity if this Policy and sound financial due diligence are observed.

- 6) The Executive Director has the authority to implement this Policy and direct investments as follows:
 - a. Move funds between cash and cash equivalent accounts as considered appropriate under this Policy.
 - b. Move investment cash or cash equivalent to a cash account when investments mature.
 - c. Move cash to an investment that is approved under this Policy.
 - d. Select the investment instrument(s), as approved under this Policy.
- 7) On a quarterly basis, the details of investments, along with investment activity and returns for the past quarter, will be provided to the Finance Committee.

J. Loans or Lines of Credit

Any issuance, termination or use of debt shall be preapproved by the Board of Directors.

K. Finance Management Policy of the Board of Directors

The Finance Management Policy will be reviewed annually and edited accordingly by the Director of Finance, Executive Director, Treasurer and Finance Committee. The Policy, after any applicable edits, will be subject to Board approval.