

DC Ranch Association Board of Directors Meeting

October 2, 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 community patrol and gate access 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
 - September 11, 2023, Regular Meeting
 - September 11, 2023, Executive Session
- Firewise Certification Presentation
- Executive Director's Report
- Unfinished Business
 - Policy Amendment Updates
- New Business
 - 2024 Board Calendar
- Committee Reports
 - Firewise Committee Update
 - Budget and Finance
 - Modification Committee Update
 - Policy Committee Update
 - Sustainability Committee
 - Community Patrol and Gate 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/Board Meeting Protocol
- Modification Resolution
- Anonymous Comments

Approval of Prior Meeting Minutes

- September 11, 2023, Regular Board Meeting
- September 11, 2023, Executive Session Meeting

Firewise Certification Presentation

- Firewise Certification, presented by Capt. Steve Hunter, City of Scottsdale Fire Department

Executive Director's Report

- *Grant Recipient.* We received great news! DC Ranch Association was selected for the AZ Department of Forestry grant for our Firewise application for \$258K. Another opportunity for grant monies will be coming available and we will apply by the November deadline. We are hoping to secure a long-term relationship with continued success in the Firewise program in the community.
- *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 10, and finalization and adoption of the budget on November 6.
- *Standards.* Standards for Home, Standards for Landscaping and Standards for Conduct documents were fully vetted by policy committee as well as the three entities and have been recorded. The documents are available on the website. We are currently working on separate Home and Landscaping Pages to assist with modification applications.
- *Resident Leadership Academy.* Class IV applications are now open through Dec. 15 on DCRanch.com. Applicants ideally have a genuine interest in learning more about the community's governance and operations.

Executive Director's Report

- *Transponders.* We are replacing hard cards and license plate readers due to the technology changes and the issues/complaints about these cards, transferability, having to hold your transponder out and waving it frantically to get the transponder to get the gate to react. If you have had a hard card/license plate transponder for longer than a year, you can either purchase a new windshield tag for \$25 or headlight tag for \$35. You must remind your car detailer not to try and pick off the headlight tag or they will not function appropriately. We will start with Board and Committee members and NVMs for replacement.
- *Updating Registration of Vehicle Information.* Re-registration of all vehicles and license plates associated with your property will begin in October, and all residents will be required to update their information. More information will follow on this process.
- *Volunteer Opportunities.* NVM applications are available beginning October 2 and the deadline for submission is November 3, 2023.
- *Crosswalks.* The crosswalks in Country Club on Mule Deer, and Windgate pass have been relined, and the new crosswalk at Rob's Camp and Windgate pass has been installed.

Executive Director's Report

- *Event.* Safety Forum will be October 25 at 6 pm. The City of Scottsdale Fire Department and Emergency Management team will be on site to discuss emergency evacuations in our community due to fire or flood. We will provide information that you should consider for your Ready, Set, Go! Bag. Scope of services for Community Patrol and Gate Access as well as calls for service for the community will be reported by our City of Scottsdale Police Crime Prevention Officer, Rob Katzaroff. There will be an update from the City's Human Services Supervisor on the City's Homelessness.
- *Artificial Turf applications.* 5 artificial turf applications received this month. City of Scottsdale rebate program is still available. Residents are reporting an easy process, and rebates are worth the investment.
- *Overseeding.* Verticutting has started in the parks for overseeding. Rye seed has been delivered, and overseeding project is scheduled October 4-16.
- *Adopt-A-Road.* DC Ranch Landscape team recognized at City of Scottsdale's Adopt-A-Road appreciation dinner. They collected 22 bags of trash on the Road designated for DC Ranch.
- *Ranchcaching event.* Jeff Rons, Landscape Supervisor provided path and trail points of interest/photo opportunities for the Community Council's upcoming Ranchcaching event.
- *Tree Replacement.* To date, we have replaced 66 trees, and have 11 trees scheduled for October from the loss during the July Monsoon.

Executive Director's Report

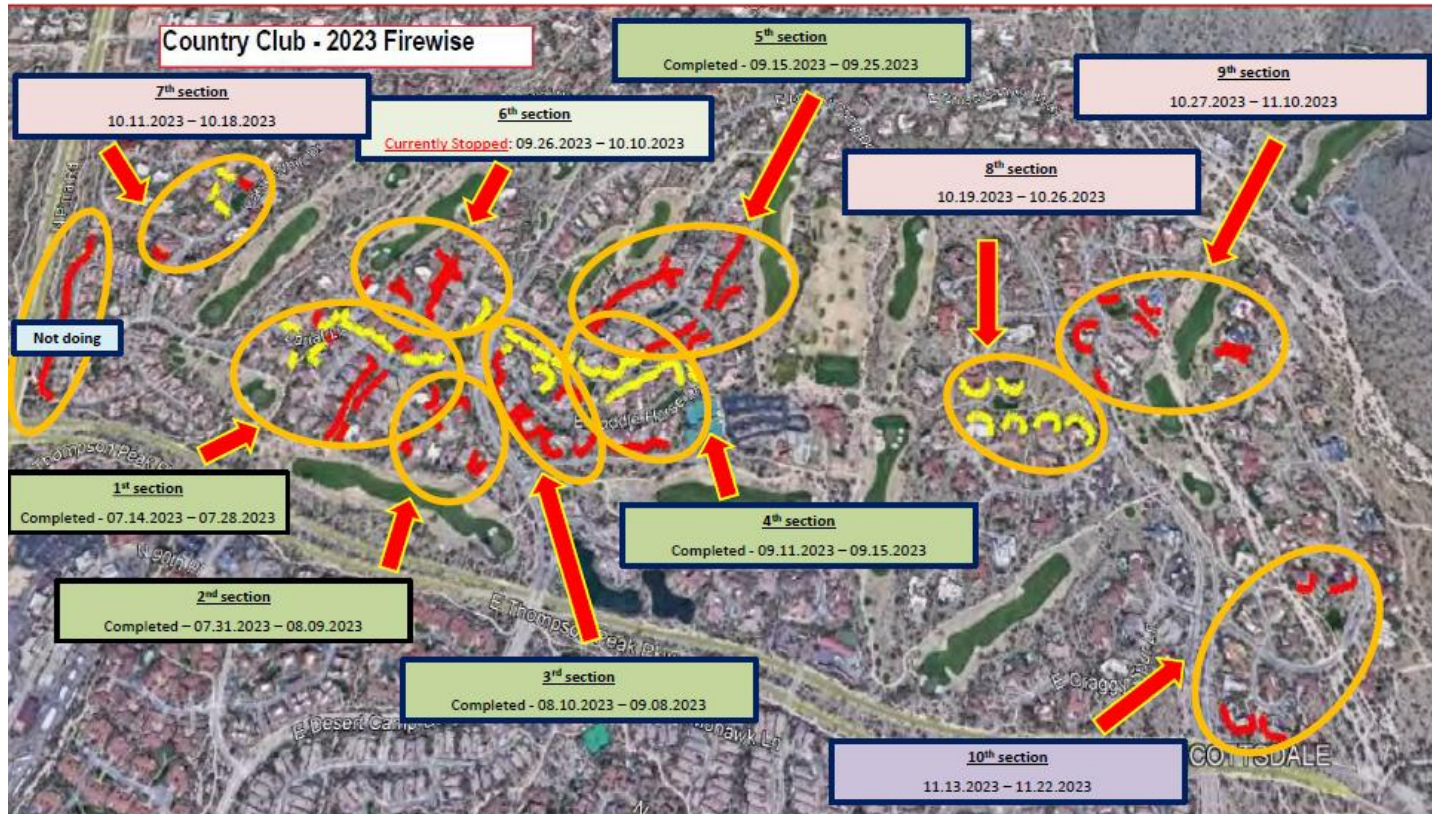
- *Tree Trimming.* Tree trimming is scheduled beginning in the first week of October in Terrace Homes East, Terrace Homes West, Park and Manor, The Estates, and Country Club.
- *Asphalt Work.* Asphalt warranty work was completed in Montelena from a previous contract in 2021.
- *Market Street Villas.* Repaired and painted pergola, wood fence entry and trim garage pieces.
- *Arcadia.* Repaired the flagstone edge border by the fire pit, replaced and painted the voltage wood post and metal box.
- *Mailboxes.* Replaced mailboxes for 1.12 and 2.4.
- *Culvert Cleaning.* Culvert cleaning was completed behind Country Club, Lots 424-458.
- *Wood Fences.* Country Club wood fences maintenance and replacement still ongoing.
- *Cabling.* Windgate exit camera cabling replaced due to damage and age and lack of internet.

Unfinished Business

- *Policy Update Amendments*
 - i. Policy 103 Ethics, Harassment and Non-Discrimination
 - ii. Policy 107 Neighborhood Committees
 - iii. Policy 201 Financial Operations Controls
 - iv. Policy 202 Financial Reporting
 - v. Policy 203 Financial Audits
- Next Policy Meeting October 19, 12:30-2 pm
- Policies to be reviewed include: 204-Capitalization of Assets, 205-Investment Policy, 206-Budget Development, 207-Operating Cash, 208-Collections Policy, 209-Capital Improvement, 210-New policy on Asset Disposal, 302-Fines for Rule Restrictions and Community Standards

Firewise Committee Report

- Currently, completed through section 6 of Country Club clearing.
- We will delay Firewise clearing as any work completed or already paid for cannot be included in the grant monies.



Committee Reports

- Budget and Finance Committee Report, Budget meeting, October 3, 3 pm
- Modification Committee Report
- Policy Committee-Next meeting, October 19, 12:30 pm
- Sustainability Committee-October 17, 5 pm
- Community Patrol and Gate Committee-October 25, 4:30 pm

Member Open Forum



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

Please raise your hand to be called
upon to speak.

Announcements

- NVM applications available beginning October 2 on DCRanch.com
- Annual Budget Presentation, October 10, 6 pm, The Homestead
- Community Patrol and Gate Access, October 25, 4:30 pm, The Homestead
- 6th Annual Safety Forum, October 25, 6 pm, The Homestead
- Next Board Meeting, November 6, 6 pm
- Resident Leadership Academy IV applications are now available and due by December 15.

Adjournment