



DC Ranch
Community Council
Board of Directors Meeting Minutes
REGULAR MEETING
May 25, 2023

Attending:

Ethan Knowlden, President
Natalie Ingram, Vice President
Elizabeth Kepuraitis, Treasurer/Secretary (virtual)
Ron Belmont, Director
Alex Townsend, Director (virtual)
Dinesh Kakwani, Director
Rolland Dickson, Director

Staff Attending:

Jenna Kohl, Executive Director
Jona Davis, Community Engagement Director
Dee Nortman, Financial Operations Director
Luis Ayala, Custodial & Maintenance Senior Manager
Melissa Fuentes, Executive Assistant/HR Administrator
Jeff Shaw, IT Manager
Davina Lunetta, Facilities Senior Manager
Mike Fenzel, Facilities Director

I. Call to order

President Knowlden called the meeting to order at 5:38 p.m. and a quorum was established via Roll Call. All board members were present.

II. Approval of Board Meeting Minutes

- ***Motion: To approve the minutes from the March 23, 2023, board meeting and April 5, 2023, and April 11, 2023, special open sessions.***
Motioned by Ron Belmont; Seconded by Dinesh Kakwani; motion passed unanimously.

III. President's Report

President Knowlden recommends that the board appoint up to two board liaisons from Community Council to serve on the Sustainability Committee.

- ***Motion: To appoint Board Director Rolland Dickson to serve on the sustainability committee.***
Motioned by Natalie Ingram; Seconded by Ron Belmont; motion passed unanimously.

IV. Consider Acceptance of 2022 Audit

Paul Butler from Butler Hansen PLC CPAs presented the 2022 audit. The Council was found to be very financially secure with a strong balance sheet and the firm gave a clean "unqualified opinion," the highest rating available. The Council's reserves are very well-funded. The audit information will be posted online.

- ***Motion: To accept the 2022 audit as presented.***
Motioned by Ron Belmont; Seconded by Elizabeth Kepuraitis; motion passed unanimously.

V. Staff Reports

Executive Director Jenna Kohl reviewed the items on the staff report, which is posted on the DC Ranch website. ED Kohl thanked the Senior Managers for assisting with setting up and running the Open Board Meetings. Jenna also recognized recent anniversaries: Mike Fenzel – 2 years, Garret Breen – 2 years, Lynette Whitener – 14 years, and Gabriella Ozuna – 1 year. Jenna reported on the Eggstravaganza: Candy Land. She reviewed upcoming events and recapped numerous activities that took place. Other items reported were Neighborhood Park Parties, Volunteer Appreciation Celebration, DC Ranch Leadership Academy, DC Ranch Gives, DCR2025, Annual Report, Historic Committee, Landscape Stroll, Fitness Classes, Pickleball, Community Centers, and Facility Maintenance.

Executive Director Kohl gave an update on the Desert Camp Site Improvement Project, including the latest interior design plan. The city of Scottsdale gave unofficial preliminary green light to the redesign of this project plans. Haydon is working on a cost

estimate update as well as a new construction timeline, estimating twelve weeks to get to permit stage around early September. As soon as the new construction schedule and timeline are available, staff will update the construction operations plan. Executive Director Kohl thanked everyone on the design committee for all the time that has been invested in this project.

Several residents attended the open session to voice concerns and questions regarding DCSIP and pickleball courts. The board addressed questions and comments. The board noted that the design is complete, and ED Kohl reviewed many of the resident suggestions that have been incorporated into that design.

Financial Operations Director Dee Nortman reviewed monthly financial reports through April and the Quarterly Benefit Fee Report.

V. Old Business

Executive Director Kohl presented for consideration the Community Wide Standards for Home. This is a returning item from the March board meeting. Changes were made to introductory language per Boards request. Approved standards will be posted on DCRanch.com and added to the transfer and disclosure documents for new property owners.

- ***Motion: To approve Community Wide Standards for Home.
Motioned by Ron Belmont; Seconded by Rolland Dickson; motion passed unanimously.***

VI. New Business

Treasurer Kepuraitis recommends to the Board the appointment of David Underwood and Dinesh Kakwani to the Community Council Finance Committee. Financial Operations Director Nortman and Treasurer Kepuraitis held interviews for prospective new members. The Committee's charter allows for 3-5 members.

***Motion: To approve appointments of David Underwood and Dinesh Kakwani to the Community Council Finance Committee for terms of July 1, 2023 – June 30, 2025.
Motioned by Natalie Ingram; Seconded by Ron Belmont; motion passed unanimously.***

VIII. Meeting adjourned at 6:50 p.m.

5.25.2023 Minutes submitted by Melissa Fuentes

These minutes attested by:

Ed Kemmick

Elizabeth Kepuraitis

Community Council Board Secretary/Treasurer

July 27, 2023