

Board of Directors Meeting Minutes
SPECIAL MEETING
Ranch Offices on Market Street and Virtual Via Zoom
October 16, 2023

Attending:

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

Staff Attending:

Jenna Kohl, Executive Director
Jona Davis, Community Engagement Director
Dee Nortman, Financial Operations Director
Melissa Fuentes, Executive Assistant/HR Administrator
Beth Overton, Facilities & Amenities Director

Visitors Attending:

Fritz Behrhorst, Haydon Mary Click, Haydon

I. Call to order

President Knowlden called the meeting to order at 4:32 p.m. and a quorum was established via Roll Call. Director Dickson arrived at 4:51 p.m.

II. Desert Camp Site Improvement Project

Executive Director Kohl reviewed the Resident Comment protocol. Residents who wish to speak should submit a comment in the Q&A section online at the start of the meeting.

Ms. Kohl gave an overview of the Desert Camp Site Improvement Project (DCSIP), including the following:

- Resident feedback
- Project approach
- Scope considerations
- Financials: Benefit fees, cost, funding
- Guaranteed Maximum Price
- Non-GMP costs
- Reserve items
- Resident communication

Information is posted on DC Ranch website and has been included in the board packet.

Executive Director Kohl explained that we have received resident feedback, in particular the desire to have access to amenities during construction. Staff worked with Haydon to come up with some options to consider: Make tennis courts available during construction for use by pickleball and tennis. Provide access to basketball court and playground. Keep path access open as much as possible; signs will be posted when amenities are closed. Parking solutions would be explored while the lot is unavailable.

Ms. Kohl reviewed the next steps for the project, including City of Scottsdale design approval and permitting which is in process. Tree salvage and utility locates begin October 18, 2023. The Groundbreaking ceremony is on October 30, 2023. Center closure is scheduled for November 1; the pool and fitness center may remain open via key fob access if demolition start is delayed due to City approvals. Programs move to The Homestead and hours are extended starting November 1. A communication plan is underway to keep residents informed.

Executive Director Kohl recommended that the board approve the following:

1. Take action to finalize the scope of the project to include the walking path, pickleball courts, and building expansion and renovation, holding the tennis courts for consideration in Spring 2024.

- 2. Authorize Executive Director to negotiate and finalize an addendum to the contract for the Guaranteed Maximum Price (GMP) and proceed with the project.
- 3. Authorize Executive Director and Financial Operations Director to secure financing at \$2.5 million, with 5-year loan term, 20-year amortization period and no prepayment penalty.
- 4. Authorize the Executive Director to spend necessary capital funds on project costs outside of the Haydon contract to not exceed \$400,000.
 - Motion: To approve the Desert Camp Site Improvement Project as outlined in items 1-4.
 Motioned by Natalie Ingram; Seconded by Alex Townsend; motion passed unanimously.

Resident Comments

Resident comments considered prior to the vote included:

Kris James commented on DCSIP full site closure, asking for an option for partial closure or construction done in phases and consider keeping the two new tennis courts.

Pauline Kelley commented on DCSIP, expressing concerns with budget.

Valentin Dinu commented on street repairs and DCSIP, expressing concerns with pool closure.

Marla Walberg commented on DCSIP and asked about the annual operating cost and debt rationale.

Eugenia commented on DCSIP and the full site closure.

David Young commented on DSCIP, asking about the best-case scenario for not needing a loan.

Sean Palacio commented on DCSIP.

The board requested that staff send a compilation of written comments to the board after the meeting.

III. Meeting adjourned at 5:54 p.m.

October 16, 2023, Minutes submitted by Melissa Fuentes

These minutes attested by:

Elizabeth Kepuraitis

Community Council Board Secretary/Treasurer

November 2, 2023