

Board of Directors Meeting Minutes REGULAR MEETING September 28, 2023

Attending:

Ethan Knowlden, President
Natalie Ingram, Vice President
Elizabeth Kepuraitis, Treasurer/Secretary
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
Lynette Whitener, Events & Recreation Senior Manager
Melissa Fuentes, Executive Assistant/HR Administrator
Jeff Shaw, IT Manager
Elizabeth Dankert, Communication Senior Manager

I. Call to order

President Knowlden called the meeting to order at 5:31 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 July 27, 2023, board meeting.
 Motioned by Ron Belmont; Seconded by Elizabeth Kepuraitis; motion passed unanimously.

III. President's Report

President Knowlden stated that the Governance Committee met, no action items to report.

The board has two directors whose terms are ending in March. Executive Director Kohl would like to start the process to form a Nominating Committee. President Knowlden, Vice President Ingram, and Director Kakwani volunteered to serve on the Nominating Committee with Executive Director Kohl.

IV. Staff Reports

Executive Director Kohl reviewed the highlights of the staff report, which is posted on the DC Ranch website. Executive Director Kohl recognized recent anniversaries: Monika Truax – 8 years and Alexandra Duemer – 5 years. ED Kohl advised that 2024 budget development is underway. She reviewed upcoming events and recapped numerous activities that took place including Summer Saturdays, Mixology Mocktails, Back to School Bounce, Wet & Wild Wednesdays. DC Ranch Gives, Merchant Engagement, Fall Program Guide, Firewise Signage, Resident Leadership Academy, Public Affairs, Community Centers, and Facility Maintenance.

Executive Director Kohl gave an update on the Desert Camp Site Improvement Project, including the following:

- City of Scottsdale design approval and permitting in process.
- The Guaranteed Maximum Price is being finalized and will be under consideration by the board in October.
- Tree salvage will begin in mid-October.
- Groundbreaking ceremony October 30.
- Programs move to The Homestead and hours are being extended starting November 1.
- Construction starts site setup, fencing, plant relocation, demolition, site work.
- Communication plan underway to keep residents informed throughout the project.

Executive Director Kohl reviewed several common questions that have been received. These questions will be available on the DC Ranch website.

- How will construction be funded? The Council Capital Fund is made up of benefit fees accumulated over several years of a strong housing market. Benefit fees come from ½ of 1% of the resale amount of every property sale in DC Ranch. Funding for construction will not come from assessments.
- Will Community Council take out a loan? Maybe it depends on the final construction cost, which will be known in late October. Any loan funds will be used last and will be paid off as soon as possible. The primary source for paying off the loan will be excess benefit fees.
- **How will operations be funded?** There will be additional costs for the expanded fitness center and studio (utilities, cleaning, personnel) that will be funded through assessments.
- What is the construction timeline? Construction start depends on City of Scottsdale permitting, anticipated in late October, and is targeted for Nov. 1. The entire site will be fenced for safety reasons. Construction should last about 9-12 months.
- Why can't you phase the project? The project could be phased, but the cost increases exponentially and lengthens the time that the site (including parking) is disrupted. The building must close due to the extensive nature of the renovations and expansion and need to turn off life safety systems such as fire suppression. Closing the site to expedite construction and minimize expenses allows us to get to a grand opening as soon as possible. The contractor will try to make courts available as soon as possible.
- Will we still have access to programs? Yes, many activities will continue. Fitness classes will remain at The Homestead, and space will be available for drop-in cards. Many events and programs offered at Desert Camp will also shift over to The Homestead. Stop by for coffee, to connect with a neighbor, take a class, grab a dog treat. Staff is also evaluating ways to keep residents engaged and connected during construction.
- Why start the project when the weather is getting nice? Given the project timeline, it will cover 3-4 seasons, and is slated to reopen right at the start of fall weather.
- What exactly will be fenced and will paths be accessible? We are awaiting the construction site plans and will have more
 details soon. In the meantime, we anticipate that the entire site will be fenced. When path access is not available, detour
 routes will be posted.
- How will pickleball noise be mitigated? Pickleball sound mitigation measures will be considered and determined during the construction phase.
- Where can I work out during construction? Look to <u>DCRanch.com</u> for a comprehensive list of workout facilities, lap lanes, and courts available in the area.
- Will my assessments go down during construction? Because the community owns the center as an asset, assessments will
 not go down. There will be a slight reduction in operating costs for the center, mainly related to landscaping and utilities.
 This will have a negligible impact on assessments. Increased operating expenses are projected for the last quarter of 2024 in
 anticipation of the opening of the center.
- How can I stay informed? DCRanch.com, Text messaging: https://dcranch.com/news/text-messaging/, and ongoing communications from contractor and Council Team

The Executive Director gave an overview of entry design options. Two options to choose from include mountain range in steel or perforated constellations in steel. Staff requested board direction on a design. Board direction is to price out both options, board preference is the mountain range.

V. Old Business

Secretary/Treasurer Kepuraitis gave an overview of Financial Management policy amendments that were reviewed at the July meeting with two requested revisions. The updated draft was included in the board packet.

Motion: To approve the Amendment to the Financial Management Policy.
 Motioned by Natalie Ingram; Seconded by Ron Belmont; motion passed unanimously.

VI. New Business

Consider Habitat for Humanity Home Sweet Home Program has been moved to November board meeting.

Resident Comments

Kris James commented on DCSIP full site closure, asking for an option for partial closure or construction done in phases. Tim LaMay commented on DCSIP, expressing that he is unhappy with the project.

Carmen Palacio commented on DCSIP, she does not want the site closure and does not like that open and natural space will be converted to courts and other uses.

Sean Palacio commented on DCSIP. He asked as to what contingencies are in place for construction delays; why should we develop something over budget; shouldn't the project be scaled back to fit within funding; why wouldn't we stage construction to make some people happy i.e., pickleball?

Kat Thatcher commented on DCSIP and asked about the total cost for the gym expansion as of now.

Jodi Kay commented on DCSIP; she asked where the funds are coming from and if assessments will be raised.

VIII. Meeting adjourned at 6:26 p.m.

September 28, 2023, Minutes submitted by Melissa Fuentes

These minutes attested by:

Elizabeth Kepuraitis

Community Council Board Secretary/Treasurer

November 2, 2023