

DC Ranch Association Board of Directors Meeting

December 4, 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
 - November 6, 2023, Regular Meeting
 - November 6, 2023, Executive Session
 - November 28, 2023, Executive Session
- Landscape/Maintenance Presentation
- Executive Director's Report
- Unfinished Business
 - 2024 Board Calendar
 - Meeting Location 2024
- New Business
- 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
- Modification Resolution
- Anonymous Comments

Approval of Prior Meeting Minutes

- November 6, 2023, Regular Board Meeting
- November 6, 2023, Executive Session Meeting
- November 28, 2023, Executive Session Meeting

Executive Director's Report

- *Conversations in the Park.* December 6 for Terrace Homes East and Terrace Homes West. The event starts at 4 pm-5:30 pm, with both Presidents and Executive Directors of Community Council and Ranch Association attending.
- *Transponders.* Staff will be working with Board of Directors, NVMs, Committee members and residents who have obtained their transponder since January 1, to make the conversion to headlight tags from the hard card transponders by year end.
- *Updating Registration of Vehicle Information.* Re-registration of all vehicles and license plates associated with your property will go in conjunction with the headlight tags, but those that have windshield tags will be able to begin the process starting January 1.
- *All-Team Value Awards.* The All-Team value award nominations are being accepted through December 22. The awards are awarded in February 2024 and are based on our five team values (fun, professionalism, innovation, passion and teamwork). These are peer-based nominations, and staff have been provided the nomination forms.
- *4th Quarter Team Building.* 4th Quarter team building event scheduled for December 14 for all Ranch Association employees.



Executive Director's Report

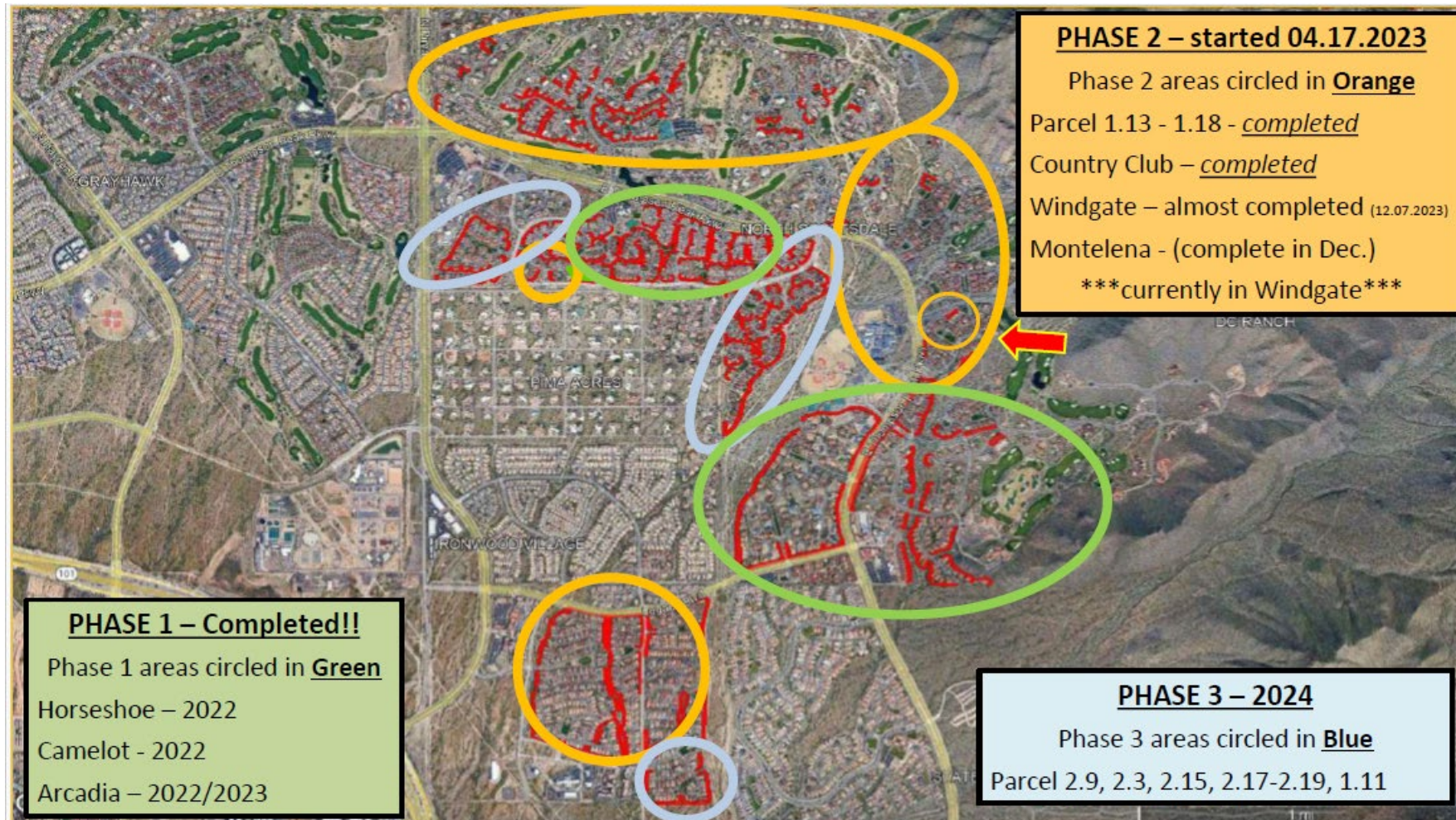
- *Tree Trimming.* Tree trimming in Silverleaf Park and Streetscape trees was completed.
- *Plant Replacements.* Arroyo Park had 50 new plants planted, and Homestead Community Center had 150 plants replaced.
- *Landscape/Irrigation tech Positions.* We are hiring for two landscape positions and one irrigator tech position.
- *Culvert Cleaning.* Culvert cleaning was completed at lot #131, and Sierra Pinta wash. Lot #217 will be completed by month end.
- *Sidewalk Trip Hazards.* Sidewalk replacement and shaving has begun in Windgate. Phase 2 will address 8 other neighborhoods trip hazards, Desert Haciendas, Terrace Homes East, The Estates, Park and Manor, Country Club, Horseshoe and Arcadia. Anticipate all trip hazards to be addressed by year end, work is being done by a third-party vendor.
- *Association Office Holiday Closures.* The Association offices on Market Street will close in observance of Christmas on Friday, December 22 and will reopen on Wednesday, December 27 at 8:30 a.m. In observance of the New Year holiday, the office closes at noon on Friday, December 29-January 2, and will reopen on January 3 at 8:30 a.m. Any emergencies during this time should be reported to the Command Center at 480.397.9659.

Unfinished Business

- *2024 Board Calendar*
- *Board Meeting Location 2024-Phil Geiger*

New Business

Firewise Committee Report



Committee Reports

- Budget and Finance Committee Report, John Shaw
- Modification Committee Report, Don Matheson
- Policy Committee, Marla Walberg
- Sustainability Committee-Phil Geiger, Iryna Sukhovolets
- Community Patrol and Gate Committee-December 14, 6 pm, Main Conference Room

Member Open Forum



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

Please raise your hand to be called
upon to speak.

Announcements

- Next Board Meeting, January 8, 4 pm, (note time due to National Championship game)
- NVM Appreciation event, December 13, 6 pm, by invitation only

Adjournment