

DC Ranch Association Board of Directors Meeting

January 8, 2024



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
 - December 4, 2023, Regular Meeting
 - December 4, 2023, Executive Session
 - December 21, 2023, Executive Session
- Landscape/Maintenance Presentation
- Executive Director's Report
- Unfinished Business
 - Approval of Policy 302-Policy on Fines and Rules Restrictions
 - Approval of Policy 210-Disposal of DCRA Assets
- 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

- December 4, 2023, Regular Board Meeting
- December 4, 2023, Executive Session Meeting
- December 21, 2023, Executive Session Meeting

Landscape Plan Presentation

- Presented by Jeff Rons - Landscape Manager

Action/Work Plan

2024 DC Ranch Landscape Improvement Action Plan

OBJECTIVE	Objective Description	Process to complete Project Completed?		Who is Responsible?	Target Dates				Oversight	Cost	Project/Task Completed?
		Process	Completed		Frequency	2nd Quarter (June 30th)	3rd Quarter (September 30th)	4th Quarter (December 31st)			
Plant Replacements											
Routine Replacement Strategy	Utilizing our new work order system, each of our landscape crew leaders will now document expired plants that need to be replaced as they are encountered in each of their neighborhoods. We will then order plants and have them promptly installed the following month by our DCRA teams. This will ensure that we are consistently replacing expired plant material and maintaining the DCRA plant density & brand standards.	Work Order System and Plant Flagging	Yes	Landscape Crew Leaders, Landscape Foreman, Landscape Manager	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments	Monthly, with quarterly review and assessments	Monthly, with quarterly review and assessments	Jeff Rons - Landscape Manager Joe Felix - Landscape Foreman	Based On 2024 Operating Budgets	In Progress
Monthly Replacement Strategy	We will perform a count/inventory of vacant drip emitters where a plant is missing in the parks, entries and common areas of each neighborhood. We will replace the missing plants each month based on the monthly Reserve Budget for 2024.	Individual Neighborhood Plant Audits and Plant Flagging	Not Yet Completed	Irrigation Techs, Landscape Crew Leaders, Landscape Foreman, Landscape Manager	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Jeff Rons - Landscape Manager Joe Felix - Landscape Foreman	Based On 2024 Reserve Budgets	In Progress
DCRA Brand Standard and DCRA ESP Plant Requirements	Utilizing the ESP documents along with counts from the Monthly Replacement Strategy, we will be able to realize the number of replacement plants required to bring the DCRA plant density back to standards. This will allow us to determine overall replacement costs as well as to determine if we want to utilize an outside contractor and establish a timeline for the installation of the plant material.	Individual Neighborhood Plant Audits	Not Yet Completed	Irrigation Techs, Landscape Crew Leaders, Landscape Foreman, Landscape Manager	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Jeff Rons - Landscape Manager Joe Felix - Landscape Foreman	TBD	In Progress
Tree Replacements											
Routine Tree Replacement Strategy Monsoon & Storm Tree Replacements	Utilizing our new work order system, we will now document trees that need to be replaced as they are reported in each neighborhood. We will then order trees and have them promptly installed the following month by one of our tree contractors or if feasible, our DCRA teams. This will ensure that we are consistently replacing lost trees and maintaining the DCRA tree density & brand standards.	Work Order System	Yes	Landscape Crew Leaders, Landscape Foreman, Landscape Manager	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Jeff Rons - Landscape Manager Joe Felix - Landscape Foreman	Based On 2024 Operating Budgets	In Progress
DCRA Brand Standard and DCRA ESP Tree Requirements	Utilizing the ESP documents along visual counts, we will be able to realize the number of replacement trees required to bring the DCRA tree density back to standards. This will allow us to determine overall replacement costs as well as to determine if we want to utilize an outside contractor and establish a timeline for the installation of the trees.	Individual Neighborhood Tree Audits	Not Yet Completed	Landscape Crew Leaders, Landscape Foreman, Landscape Manager	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Jeff Rons - Landscape Manager Joe Felix - Landscape Foreman	TBD	In Progress

Action/Work Plan (continued)

OBJECTIVE	Objective Description	Process to complete Project Completed?		Who is Responsible?	Target Dates				Oversight	Cost	Project/Task Completed?
		Process	Completed		Frequency	2nd Quarter (June 30th)	3rd Quarter (September 30th)	4th Quarter (December 31st)			
Saguaro Replacements											
Routine Replacement Strategy	Utilizing our new work order system, we will now document Saguaro's that need to be replaced as they are reported in each neighborhood. We will then order a replacements and have them promptly installed the following month by one of our preferred contractors. This will ensure that we are consistently replacing lost Saguaro's and maintaining the DCRA tree density & brand standards.	Work Order System	Yes	Landscape Crew Leaders, Landscape Foreman, Landscape Manager	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Monthly, with quarterly review and assessments.	Jeff Rons - Landscape Manager Joe Felix - Landscape Foreman	TBD - Average price for a 6'-8" Saguaro Spear is \$800	In Progress
Turf Management											
Bermudagrass Assessment and Alternative Turf Considerations	Perform soil profile imaging and analysis on all neighborhood and common area turf. Asses the impact of shade due to tree canopies on turf areas as well as the allelopathic conditions and effects. Turf areas that have a minimal profile, (3" or less) should be considered for renovation and we will request proposals from turfgrass contractors. We will consult with an outside turfgrass expert to determine the best longterm solution to our Bermudagrass challenges.	Soil Profiling, Soil Testing, Consulting	In Progress	Landscape Foreman, Landscape Manager	January				Jeff Rons - Landscape Manager	TBD	In Progress
Cultural Practices	To ensure proper soil management, it's important that our turf areas are core aerated and top-dressed routinely to minimize soil compaction and maintain a viable soil profile for vigorous turf growth and health. Verti-cutting and thatch removal is currently being performed prior to our winter over-seeding.	Core Aeration Top Dressing Verti-Cutting		Landscape Foreman, Landscape Manager		June - Core Aerate & Top Dress	September - Verti-cut		Jeff Rons - Landscape Manager	TBD	Scheduled
Winter Over-seeding Rotation	Propose a rotation schedule of turf areas allowed to go dormant each year. Allowing Bermudagrass to go dormant is beneficial to the turf and obviously reduces water, fertilizer and mowing costs.	Board Consideration and Approval	Proposed	Landscape Foreman, Landscape Manager			September		Jeff Rons - Landscape Manager	N/A	TBD

Brand Standard Plant Replacement Count & Cost Forecast

ESP & Brand Standard Plant Replacement Count & Cost Forecast							
Parcel	Neighborhood	Plant Count	Estimated Plant & Labor Cost	2 Year	3 Year	4 Year	5 year
1.11	Desert Haciendas	150	\$6,750.00	\$3,375.00	\$2,250.00	\$1,687.50	\$1,350.00
1.13	Terrace Homes West	222	\$9,990.00	\$4,995.00	\$3,330.00	\$2,497.50	\$1,998.00
1.14	Terrace Homes East	325	\$14,625.00	\$7,312.50	\$4,875.00	\$3,656.25	\$2,925.00
1.17	Park & Manor	260	\$11,700.00	\$5,850.00	\$3,900.00	\$2,925.00	\$2,340.00
1.18	The Estates	182	\$8,190.00	\$4,095.00	\$2,730.00	\$2,047.50	\$1,638.00
2.3	Market Street Villas	1580	\$71,100.00	\$35,550.00	\$23,700.00	\$17,775.00	\$14,220.00
2.9	Pioneer	375	\$16,875.00	\$8,437.50	\$5,625.00	\$4,218.75	\$3,375.00
2.1	Montelena	190	\$8,550.00	\$4,275.00	\$2,850.00	\$2,137.50	\$1,710.00
2.13-2.14	Camelot	325	\$14,625.00	\$7,312.50	\$4,875.00	\$3,656.25	\$2,925.00
2.15	Rosewood	168	\$7,560.00	\$3,780.00	\$2,520.00	\$1,890.00	\$1,512.00
2.17-2.19	Haciendas	460	\$20,700.00	\$10,350.00	\$6,900.00	\$5,175.00	\$4,140.00
4.1-4.23	Country Club	3,310	\$148,950.00	\$74,475.00	\$49,650.00	\$37,237.50	\$29,790.00
G1-4;6.1-6.14	Windgate	1,155	\$51,975.00	\$25,987.50	\$17,325.00	\$12,993.75	\$10,395.00
T-1/T-4B; 5.1-5.12	Horseshoe Park	640	\$28,800.00	\$14,400.00	\$9,600.00	\$7,200.00	\$5,760.00
T-7	Arcadia	500	\$22,500.00	\$11,250.00	\$7,500.00	\$5,625.00	\$4,500.00
	Ranch Association	5000	\$225,000.00	\$112,500.00	\$75,000.00	\$56,250.00	\$45,000.00
	Grand Totals	14,842	\$667,890.00				

ESP Tree Replacement Count

2023 Neighborhood Missing Tree Project				
(DC Ranch standard)				
Neighborhood	Parcel	Tree Count Total	Tree Size	Cost (tree & labor) - outsource
Montelena	2.10	2	36"	\$2,000.00
Pioneer	2.9	1	36"	\$1,000.00
Market Street Villas	2.03	16	36"	\$16,000.00
Rosewood	2.15	5	36"	\$5,000.00
Camelot	2.13/2.14	4	36"	\$4,000.00
Haciendas	2.17-2.19	2	36"	\$2,000.00
Country Club	4.19	19	36"	\$19,000.00
Desert Haciendas	1.11	1	36"	\$1,000.00
Terrace Homes East	1.14	1	36"	\$1,000.00
Terrace Homes West	1.13	3	36"	\$3,000.00
Park & Manor	1.17	7	36"	\$7,000.00
The Estates	1.18	4	36"	\$4,000.00
Windgate	G.01-G.04	45	36"	\$45,000
Horseshoe	T1/T4b 5.1-5.12	5	36"	\$5,000.00
Arcadia	T7	1	36"	\$1,000.00
Ranch Association	N/A	TBD - 2024	36"	
Grand Total		116		\$116,000.00

Landscape Report

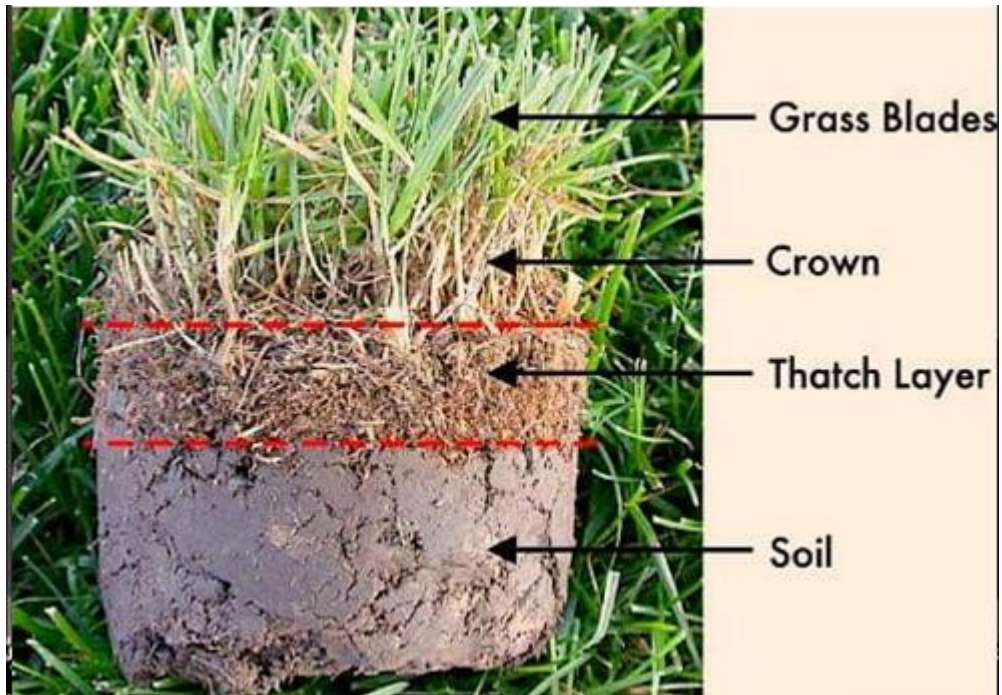
The DC Ranch Landscape Department is currently encountering numerous challenges. The primary explanation for these challenges is due to the following:

- 1) Landscape leadership turnover within the department
 - 6 Landscape Managers in 9 years; resulting in inconsistent landscape and maintenance best practices
- 2) minimal plant replacements being routinely performed
 - Planting replacements based on budgeted dollars; which covers the bare necessities
- 3) extreme weather conditions in 2020 and 2023, leading to extensive plant attrition

Monsoon Rainfall					
DC Ranch Area (in inches)					
Year	June	July	August	September	Total
Average	0.065	0.972	1.155	0.67	2.793
2023	0	0	0.13	***	0.13
2022	0.18	1.75	1.25	0.43	3.61
2021	0.07	3.57	2.6	1.13	7.37
2020	0	0.4	0.45	0	0.85
2019	0	0	0	0.45	0.45
2018	0.03	1.55	0.9	0.18	2.66
2017	0	0.78	1.17	0	1.95
2016	0.08	0.32	2.12	0.18	2.7
2015	0.29	0.36	0.21	0.29	1.15
2014	0	0.99	2.72	3.35	7.06
2013	0	0.82	0.67	1.37	2.86



Landscape Report (continued)



- 3) Lack of Cultural Practices relating to Turf/Soil Management
 - Core aeration; top dressing, soil profile inadequate
- 4) Annual wash and culvert management and maintenance
 - Five new culverts not identified in Ranch responsibility; 184 culverts are DCRA responsibility

DC Ranch Landscape Department

Our Landscape Department is made up of:

- 1 Landscape Manager
- 1 Landscape Foreman
- 15 landscape professionals
- 5 irrigation technicians

*We currently have vacancies in 1 landscape crew positions, and 1 Irrigation technician position-with 1 new landscaper added to 2024 budget.



Shrub Replacement Plan

We have arranged our current missing shrub plan into 3 categories...

1. **Shrub Hotspot Plan** (unanticipated loss) – currently in progress based on neighborhood reserve budgets for 2023.
2. **Annual Shrub Replacement Plan*** – currently in progress, based on neighborhood operating budget for 2023; as well as in the 2024 budget.
3. **Shrub Standard*** – in order to bring each neighborhood up to our DC Ranch brand standard of plant density, we would need approximately 15,000 plants installed. Due to cost and many years of neglect, this will be a phased program.



Hotspots (Operation Plant Blitz)

There are approximately 10 parks/locations which need immediate attention. The following parks/locations have seen many years without shrub replacements and tree replacements. We have identified several critical areas and developed a process to bring the required plant density back to the landscape and parks. This plan is the priority for our landscape team.

Identified Parks/Locations:

- Arroyo Park - **completed**
- Ethel's Garden*
- Homestead Park
- Terrace Homes West - **completed**
- Terrace Homes East
- Park & Manor
- Market Street Villas
- Entries to all manned gatehouses
- Homestead Community Center - **completed**
- Market Street Park



Shrub Replacement Plan (Annual Shrub Attrition)

The annual shrub attrition replacement plan saw approximately a 25% loss this past year. Our team has planted nearly 450 plants in the last 6 months, to replace the plants we've lost.

Annual Shrub Replacement Plan

In addition to the Hotspot plan, we have audited all neighborhoods for plant replacement schedule, and we will complete the plant replacements before end of year. We are targeting the high visibility areas such as gate entries and park surroundings, based on the 2023 Reserve budget figures.

450+ Replacement Plants

1. Homestead Community Center – 232 plants
2. Windgate (Arroyo Park) – 42 plants
3. Terrace Homes West – 30 plants
4. Market Street Villas – 90 plants
5. Sterling – 69 plants



Shrub Replacement Action Plan

Our action plan for the annual shrub replacement plan:

Looking forward...

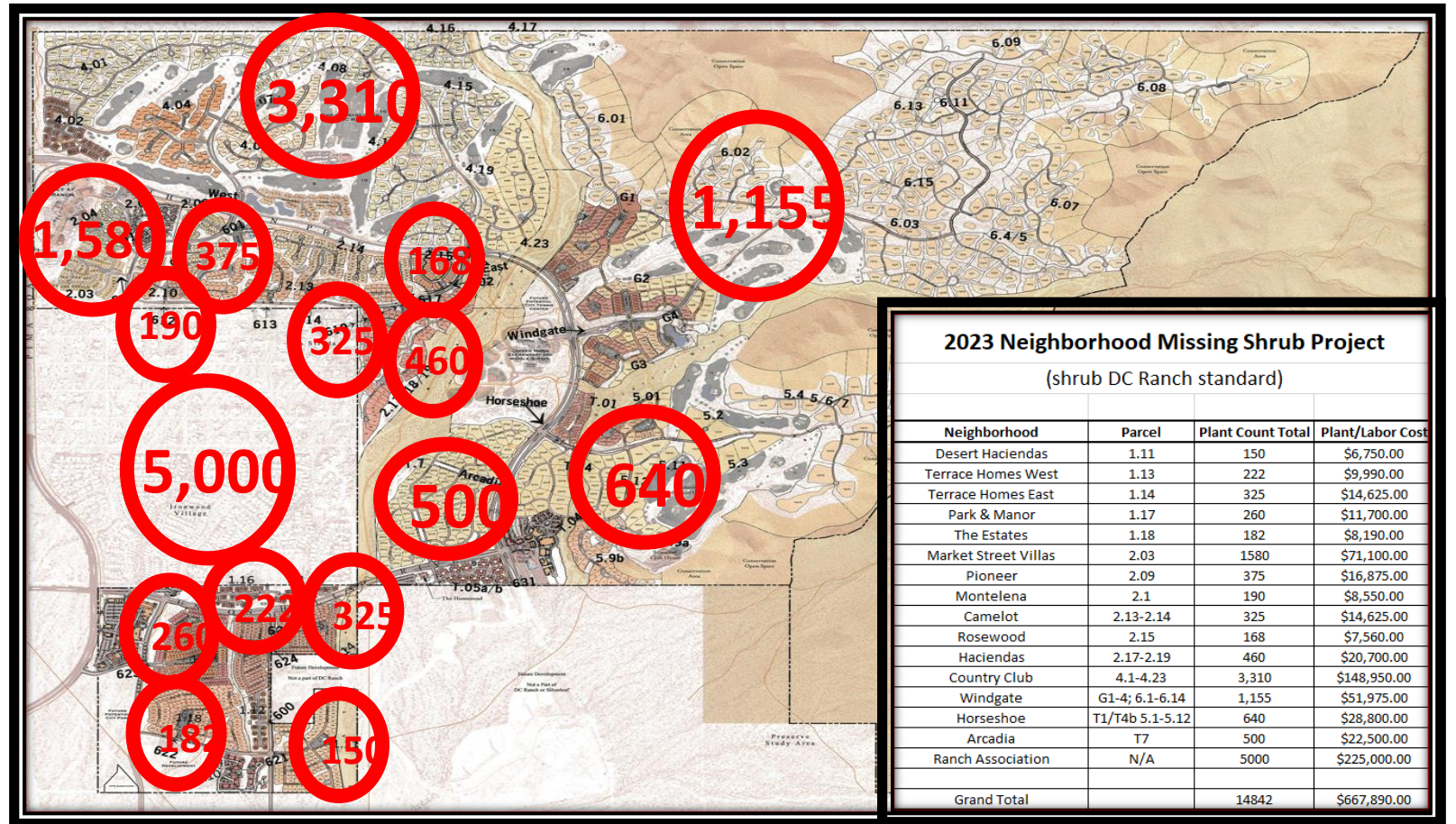
- ✓ Perform Quarterly Plant Audit to maintain a consistent plant replacement throughout the year.
- ✓ Utilizing plant replacement flags and cards.
- ✓ Recently invested into more efficient equipment:
 - ✓ 2-man Auger
 - ✓ Electric Jackhammer
 - ✓ Generator
- ✓ Utilize our Work Order system to photograph and document plant loss & replacement requirements in real time.
- ✓ Let Us Know feature will also now send emails to the work order system.



PLANT
COMING
SOON

Shrub Replacement Plan (Shrub DCR Standard)

Throughout all of DC Ranch, overtime, we have lost approximately 15,000 shrubs. Adopting this shrub replacement plan would bring us closer to our proper plant density standard, with an estimated cost of \$667,890.00. **-Missing shrubs inventory does not include any NAOS or NOS areas.**



The Ethel's Garden Plan



Ethel's Garden is an iconic park not only in DC Ranch, but also in Arizona. This park deserves a lot of attention. Unfortunately, Ethel's Garden has seen many plants expire. Because of the importance of this special park, we have developed the following plan to bring it back to the standard our residents expect. Anticipated costs is approximately \$13,300, and this is utilizing premium quality trees and plants along with our landscape team performing the installations.

In our Ethel's Garden Plan:

1. Crepe Myrtle Tree Install (two 48" box replacement trees) – will be installed in March.
2. Rose Installations (15-gallon shrubs and vine roses) – will be installed in March.
3. Common plant installs – will be installed over the next few months.
4. In January, we will prune the Crepe Myrtle trees (by an ornamental arborist).

Completed to date:

- ✓ partial granite refresh
- ✓ park tree trimming
- ✓ mulch install around tree wells

Monsoon/Storm Tree Replacement Action Plan

Trees are DC Ranch's #1 landscape asset. They are critical to our desert landscape, and important to DC Ranch's outdoor aesthetic and appeal. In 2023, we have replaced 122 trees due to storm-related events.

Our action plan for Monsoon/Storm tree replacement:

Looking forward...

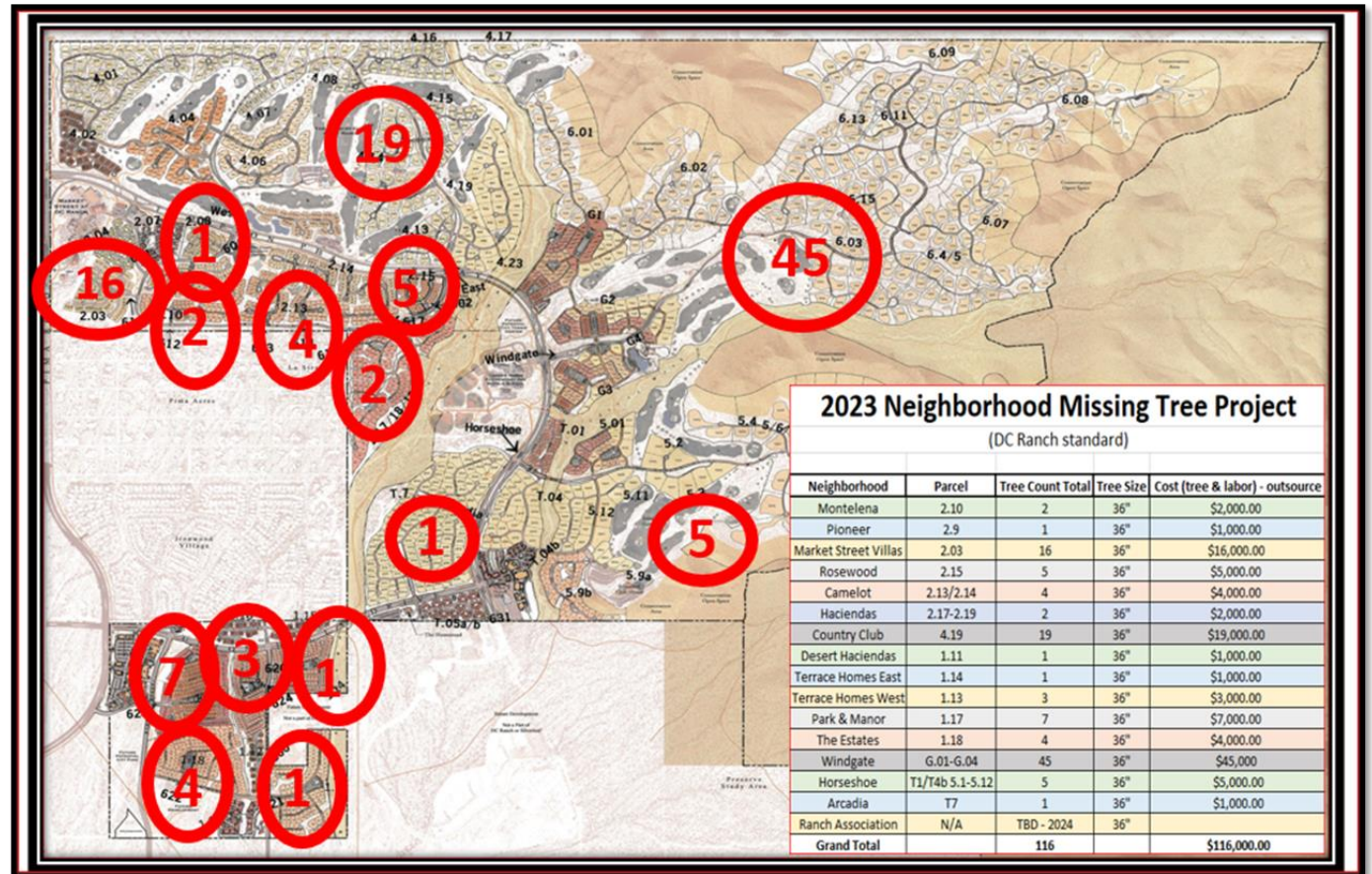
- ✓ In April, begin Monsoon preparatory inspections for tree and branch growth that may be susceptible to damage or risk of causing property damage. Depending on the conditions, we may engage an outside Arborist.
- ✓ Plan to replace lost trees immediately following monsoon season or the threat of additional storm/wind events.
- ✓ Utilizing tree replacement flags and cards.
- ✓ Utilize our Work Order system to photograph and document tree loss & replacement requirements in real time.
- ✓ Consider investing in a portable Stump Grinder.



Tree Replacement Plan

Our Tree Replacement Plan entails 2 categories that we need to address and plan for moving forward.

- 1. Monsoon & Storm Tree Replacements*** (unanticipated loss) we are currently in progress with Phase 5 of the storm tree replacements, again this is based on 2023 reserve figures.
- 2. Tree Standard*** we need to plant approximately 116 trees to be in alignment with the Environmental Site Plan (ESP).
- 3. Tree Care Plan-**we have began developing a calendar of tree care to identify tree replacements and ongoing maintenance and care of each tree in each neighborhood.

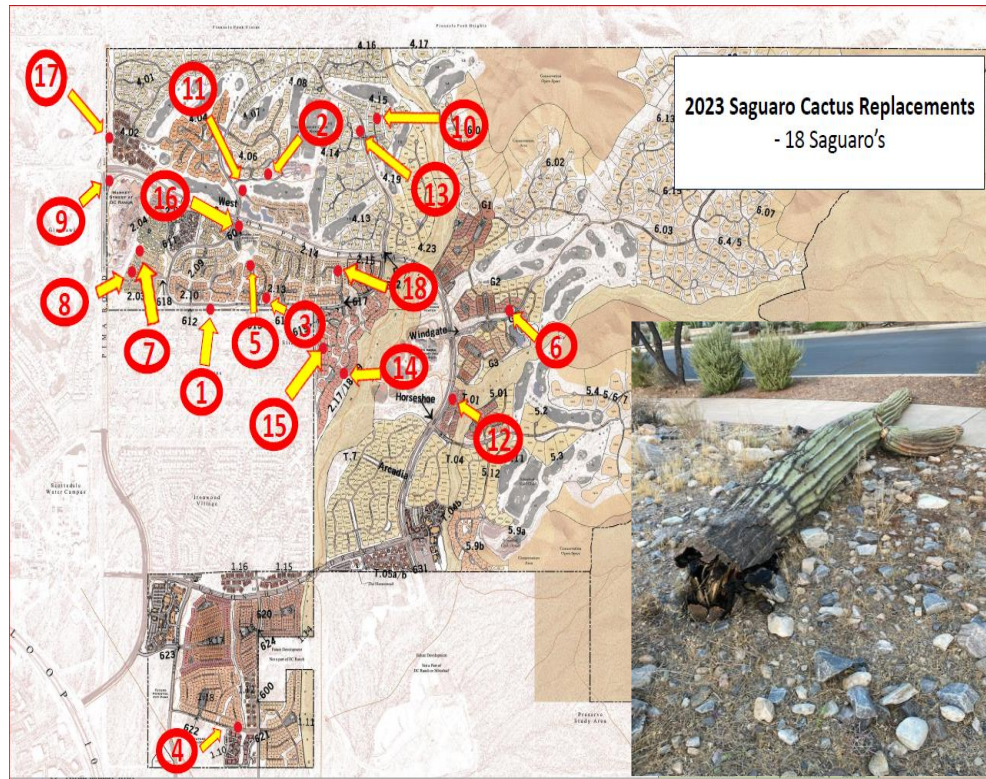


The Saguaro Cactus Replacement Plan

This past summer was the hottest and driest on record. These extreme heats caused many problems for all of our plants, especially our iconic Saguaro. We lost 18 Saguaro's throughout DC Ranch.

Our Saguaros are important!

- 18 Saguaro replacements
- Saguaro replacements will be 6-8'
- Funds are budgeted in 2023 funds



2023 Saguaro Cactus Replacement Project (Phase 4)

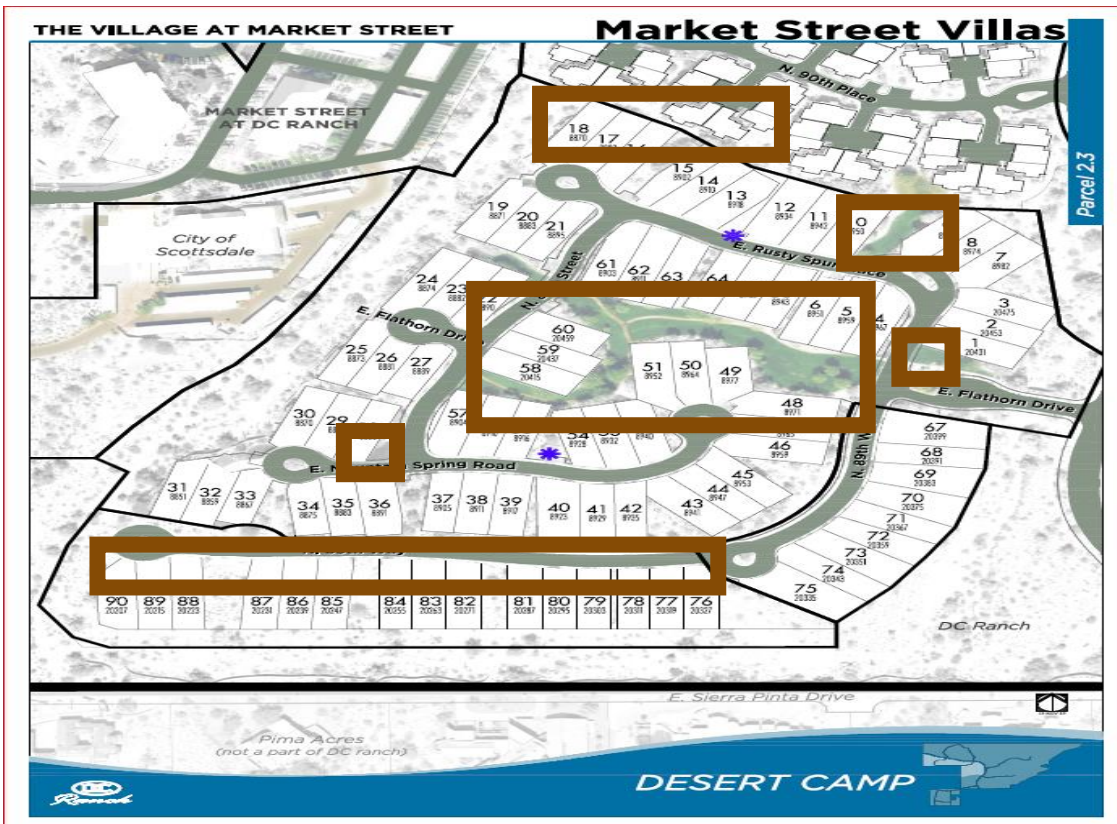
#	Location
1	91st & Desert Camp
2	Country Club - Trails End (NOS)
3	NOS South of Desert Camp Loop
4	94th & Palo Brea
5	Camelot - Lot # 107
6	Windgate & Mt. Springs Lot# 148
7	Market Street Villas Lot # 40
8	Market Street Villas Lot #18
9	SE Corner T.Peak & Pima Rd.
10	Country Club - near Lot# 653 (cul-de-sac)
11	Westgate North of Gate
12	T-1 (near wall)
13	NW Side of D. Camp & Iron Ring
14	Haciendas Lot# 10
15	Haciendas Lot # 110
16	Desert Camp CC Entry Median
17	Pathway NE of Pima
18	95th street & Mohawk



Turf Plan Cont'd (Market Street Villas)

We reviewed the costs of what it would take to convert turf to desert landscape (xeriscape) and artificial turf, and the costs are shown below:

The square footage of the turf area in Market Street Villas is: **60,000 sq. ft.**



**Options to replace turf:

- 1) Xeriscape entire area:
 - \$15/per sq.ft., totaling approximately \$900,000 +/-
- 2) Xeriscape reduction of 40% of turf area:
 - \$15/per sq. ft., totaling approximately \$360,000+/-
 - could be considered as a phased neighborhood plan due to costs.
- 3) Synthetic Turf replacement:
 - \$12/per sq. ft., totaling approximately \$720,000.

Irrigation

The Turf irrigation systems throughout DC Ranch are in acceptable condition and are operating well. On the other hand, the Drip irrigation systems are dated and could use some improvements. We have a couple options:

- 1) remove and replace, which is very costly
- 2) Due to need of landscape replacements and higher priority, the most economical decision would be to continue to repair as necessary.



Culverts/Washes

Throughout DC Ranch, there are 184 culverts that we are responsible for maintaining. This past year, we faced many challenges with our Culverts and Drainage Systems. After a complete and thorough review of our culverts by our landscape team, we found numerous issues of concern:

- 1) some culverts were obstructed by 50% or more,
- 2) a number of culverts were not accounted for on our maps.
- 3) these Culverts had not been maintained for several years.

These issues caused us to act immediately and address the culverts to avoid any potential monsoon damage to adjacent properties. Below is a list of the culverts/washes that we addressed, which were deemed significant and critical.

- ✓ Country Club* - Canal/Wash north of lots # 424 – 458..... (\$8,000)
- ✓ ½ mile of Sierra Pinta Wash*.....(\$30,100)
- ✓ Culvert (near lot# 131 in Country Club).....(\$16,000)
- ✓ Culvert (near lot# 217 in Country Club).....(\$16,500)
- ✓ Culvert* (near lot# 250 in Country Club).....(\$10,300)

These 5 culverts/washes required a lot of work and cost a total of **\$81,000**. During this project, we saved over \$50,000 by using different vendors, and completing some of the work in house.

Culverts/Washes

Before



Before



Before



After



After



After



Accomplishments & Conclusion

The DC Ranch Landscape Team has inherited a significant number of challenges; our team has worked hard and strived to accomplish a significant amount of work. Below are the significant accomplishments our team has made in 2023:

- ✓ Launching of the new Work Order System
- ✓ Completed over 750 work orders in the last 4 months
- ✓ Contracting & Oversight of the installation for 122 trees (and counting)
- ✓ Planting of over 450 plants
- ✓ Inspected 184 Culverts/Washes
- ✓ Contracted the Cleanout for 5 severely compromised wash/culverts

Our Plan of Correction:

- continue to hire & retain well qualified team members and train them in the DC Ranch model
- Operation Plant Blitz (addressing the hotspots/priority locations)
- Expand the use of our new Work Order System; and tracking of the Let Us Know requests
- Routine Flagging & Documentation of missing plants/trees, followed by timely replacement
- Implementing the required Cultural Practices for healthy, vigorous turf
- Researching alternative Turf varieties (i.e. Zoysia); no overseeding, shade tolerant
- Perform wash/culvert inspections following any significant rain event

Questions?

Executive Director's Report

- *Transponders. Updating Registration of Vehicle Information.* Information on this program will be presented at the February meeting.
- *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.
- *Ranch Association Employee of the year for Landscaping and Maintenance.* 2023 Landscaping Employee of the Year went to Ruben Aranda, and the 2023 Maintenance Employee of the Year went to Jaime Espinoza. Both employees exemplified our Ranch values throughout the year, as well as going above and beyond during the monsoon season and holiday decorating. Congratulations to these employees, and we appreciate their dedication to the community.
- *Association Office Holiday Closures.* The Association offices on Market Street will be closed in observance of Martin Luther King day on Monday, January 15, and will reopen on Tuesday, January 16 at 8:30 a.m.

Executive Director's Report

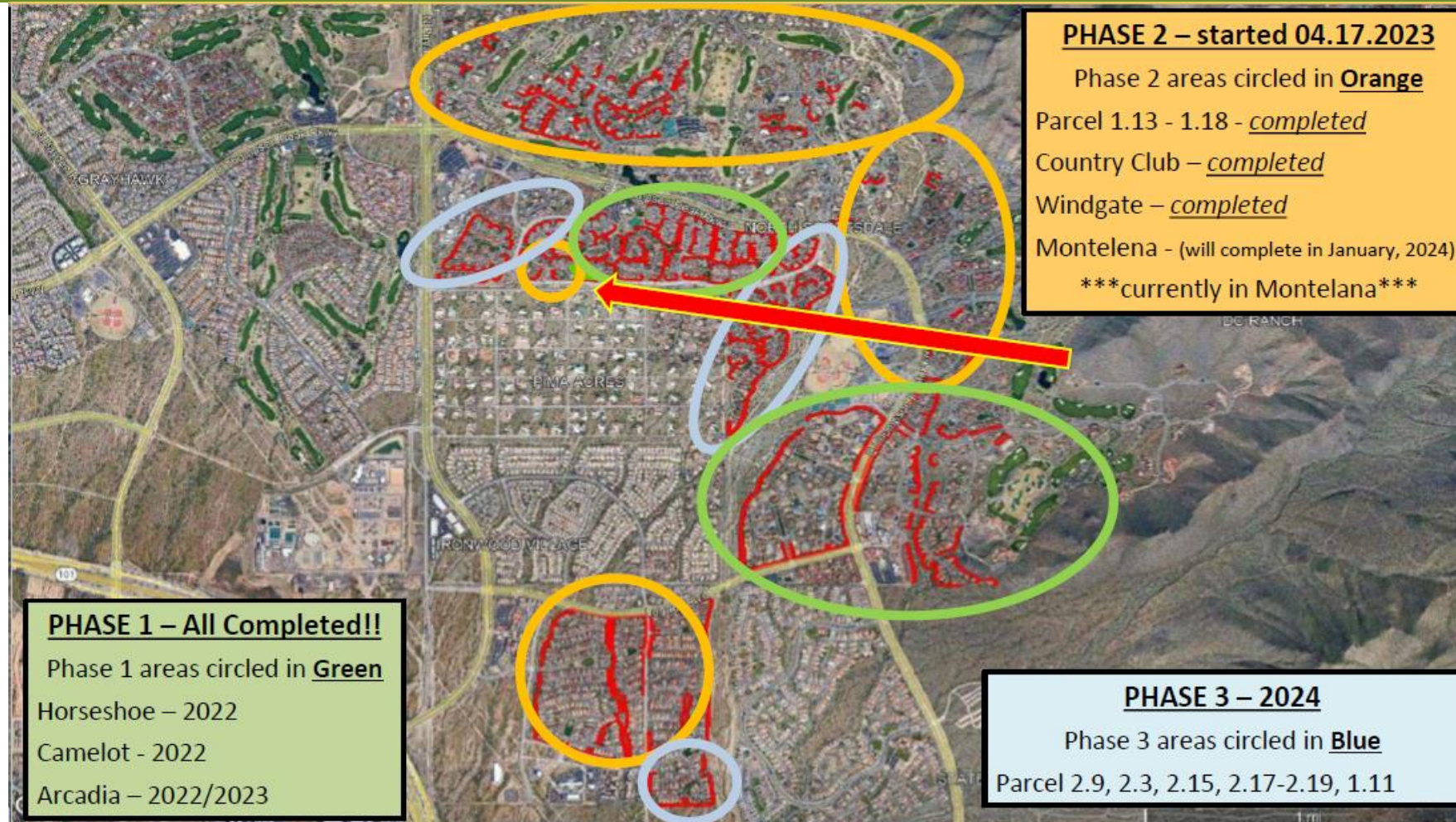
- *Tree Trimming.* Tree trimming in Silverleaf Park and Streetscape trees was completed.
- *Plant Replacements.* Plant replacements at Terrace Homes West was completed.
- *Landscape/Irrigation tech Positions.* We are hiring for two landscape positions and one irrigator tech position.
- *Culvert Cleaning.* Culvert cleaning was completed at lot #217 was completed.
- *Mulch.* Completed the installation of the black mulch in the tree wells of all Parks throughout the community.
- *Sidewalk Trip Hazards.* Sidewalk replacement and shaving has been completed in Desert Haciendas, Terrace Homes East, The Estates, Park and Manor, Country Club, Haciendas, Horseshoe and Arcadia.
- *Access Ramp at Arcadia.* Arcadia sidewalk ramp was completed at the Legacy park in Arcadia.

Unfinished Business

- *Approval of Policy 302-on Fines and Rules Restrictions*
 - This redline brings current the text of Policy 302 that was originally adopted by the Ranch Association Board of Directors in 2018 and updated in 2020. It outlines the previously adopted fines information and clarifies the enforcement process for Community Standards violations.
 - The purpose of this policy is to declare and promulgate the notification process and the fines for violations of DC Ranch Association rules, restrictions, and Community Standards for Conduct, Home and Landscaping, and outlines the appeal process for Members.
 - Identifies fines associated with each standard which were approved by the DCRA Board in February 2023.
- *Approval of Policy 210- Disposal of Ranch Association Assets*
 - The purpose of this policy is to establish how DC Ranch Association will dispose of assets upon their end of life, or prior to full depreciation.

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-Greg Kiraly

Member Open Forum



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

Please raise your hand to be called
upon to speak.

Announcements

- Board of Director Applications available on February 1 on DCRanch.com; deadline for submission March 1.
- Next Board Meeting, February 5, 6 p.m.
- Asphalt Road Condition presentation, February 7, 6 p.m. at The Homestead Community Center

Adjournment