

DC Ranch Association Board of Directors Meeting

March 4, 2024



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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.



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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.



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Meeting Agenda

- Call to Order
- Roll Call / Establish Quorum
- Adopt Agenda
- President's Comments
- Consent Agenda
- Staff Reports
- Old Business: Consider Release of Neighborhood Asphalt Reports
- New Business: Consider Enhancements to Patrol Services
- Committee Reports
 - Firewise Committee
 - Budget and Finance
 - Modification Committee
 - Policy Committee
 - Sustainability Committee
 - Community Patrol and Gate Access Committee
 - Ad Hoc Committee: Patrol RFP
- Member Open Forum
- Announcements
- Adjournment



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Roll Call

- Phil Geiger- President
- Greg Kiraly- Vice President
- Marla Walberg- Secretary
- John Shaw- Treasurer
- Elaine Cottey- Director
- Don Matheson - Director
- Iryna Sukhovolets- Director



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President's Comments

- Executive Session Report
- Announcement of Bylaw Amendment
- Governance Committee
- Call For Applicants
 - Finance Committee
 - Ad Hoc Committee
- Announcement of Ranch Association Board Candidates
- Candidates Night and Annual Meeting
- Modifications Approval Requirements



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Consent Agenda

- Board Meeting Minutes
 - Feb. 5, 2024 Regular Meeting Minutes
 - Feb. 7, 2024 Special Meeting Minutes



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Executive Director's Report

- 2024 Values Awards Winners
 - Innovation: Jeff Shaw, IT Manager
 - Passion: Scott Dennerline, Senior Landscape Review Specialist
 - Fun: Aaron Largo, Community Standards Manager
 - Professionalism: Deborah Lanza, Front Desk Receptionist
 - Teamwork: Rafael Lopez, Custodian



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Executive Director's Report

- *Appointments.*
- *Community Facilities District.*
 - Met with City representatives to start discussion; follow up meeting on medians scheduled
 - For details on the CFD, visit www.scottsdaleaz.gov/finance/cfd
- *Elections.* Two director seats open.
 - Mar. 11: Meet the Candidates Night
 - Mar. 13: Ballots mailed to NVMs
 - April 1: Ballots due; election results announced at Annual Meeting



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Executive Director's Report

- *Pending HB2648 – Motor Vehicle Manufacturers*
 - Requires a court order before collecting attorney's fees
- *Pending HR5119*
 - Passed House, pending at Senate
 - Delays implementation of burdensome filing requirements of personal data of board directors
 - May not apply to RA due to size
- *Gate Transponder Project.* This initiative is on hold until the gate maintenance request for proposals project is complete.



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Executive Director's Report

- *Landscape:*
 - DC Ranch rainfall YTD is at 3.10" which has allowed for suspension of watering for nearly four weeks YTD.
 - A large diseased Saguaro was removed from The Homestead Community Center. Completing the work in-house saved nearly \$2,000.
 - Jeff Rons and Joe Felix joined Scott Dennerline for a Camelot Legacy at DC Ranch common area landscape review walk with their landscape architect.
 - Ethel's Garden roses have been pruned and fertilized.
 - Sun Country is completing Firewise clean-up in Pioneer.
 - Installation of plant material in the "Hot Spot" areas continues. Some plant species remain unavailable.
 - A new landscape crew member has been hired.
 - Landscape and Maintenance Teams will be conducting a City of Scottsdale Adopt-A-Road clean-up on March 15.
- *The team continues to support data compilation efforts for the CFD initiative.*



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Executive Director's Report

- *Maintenance:*
 - Completed light check at north and south Desert Camp loops.
 - In Rosewood, repaired and fixed the water intrusion on the mailbox.
 - In Windgate, completed timer installation inside the vault for Ethel's garden water feature. Final phase of sidewalk trip hazard repair project underway starting Feb. 29 in Silverleaf Parks area, with estimated completion in early March.
 - In Arcadia, fixed gate hinges on the pedestrian gate at south gate entrance; repaired window valance at the Arcadia guard house; completed the installation of a fallen speed camera post station at Arcadia.
 - In Park & Manor, repaired drinking fountain near the park.
 - For the Community Council, completed a painting project for the exterior walls at the Homestead Community Center.



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Executive Director's Report

- **Major Projects Overview**

- *Objective: Identify, prioritize, plan for, and fund major projects and initiatives for successful implementation in accordance with available resources and funding.*
- Day to Day operations in serving the community
- Transition Components
- Major Projects and Initiatives
 - Measures to mitigate burglaries
 - Community Facilities District update to City of Scottsdale
 - Gate Maintenance RFP
 - Community Patrol and Gate Access Ad Hoc Committee/RFP
 - Office lease negotiation
 - Conduct board election
 - Support Sustainability Committee – recycling and overseeding plans
 - Rewrite design standards
 - Neighborhood-specific initiatives
 - Firewise grant administration and maintenance
 - Committee initiatives
 - Legal Matters
 - Tree projects
 - Reserve projects
- Capital Planning (Landscape Plan, Maintenance Building, Asphalt Plan, Full Reserve Study)



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Executive Director's Report

- **Firewise Grant**

- As part of the 2023 Healthy Forest Initiative Grant Program (Supplemental), DC Ranch's application titled "Firewise Defensible Space Project" has been tentatively earmarked for funding.
- Funding to be determined, between \$0 and \$267,000 pending a project site visit and cost per acre justification.
- Any project match or reimbursable cost accrued prior to a signed agreement with the State Forester will NOT be eligible for reimbursement, nor is maintenance covered, so only remaining work is eligible for funding.
- **Feb. 27 Scottsdale Town Hall on Burglary Crime Series - Recap**
 - Recording of Town Hall is available via link on DCRanch.com.



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Old Business

- *Consider Release of Neighborhood Asphalt Reports*



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New Business

- *Consider Enhancements to Patrol Services*
 - Current initiatives and focus areas
 - Communication
 - Additional patrol
 - Modification review
 - Additional measures for consideration
 - Drone coverage
 - Real time camera monitoring
 - Gatehouse lighting
 - Additional patrol
 - Additional cameras for open space
 - Third party assessment



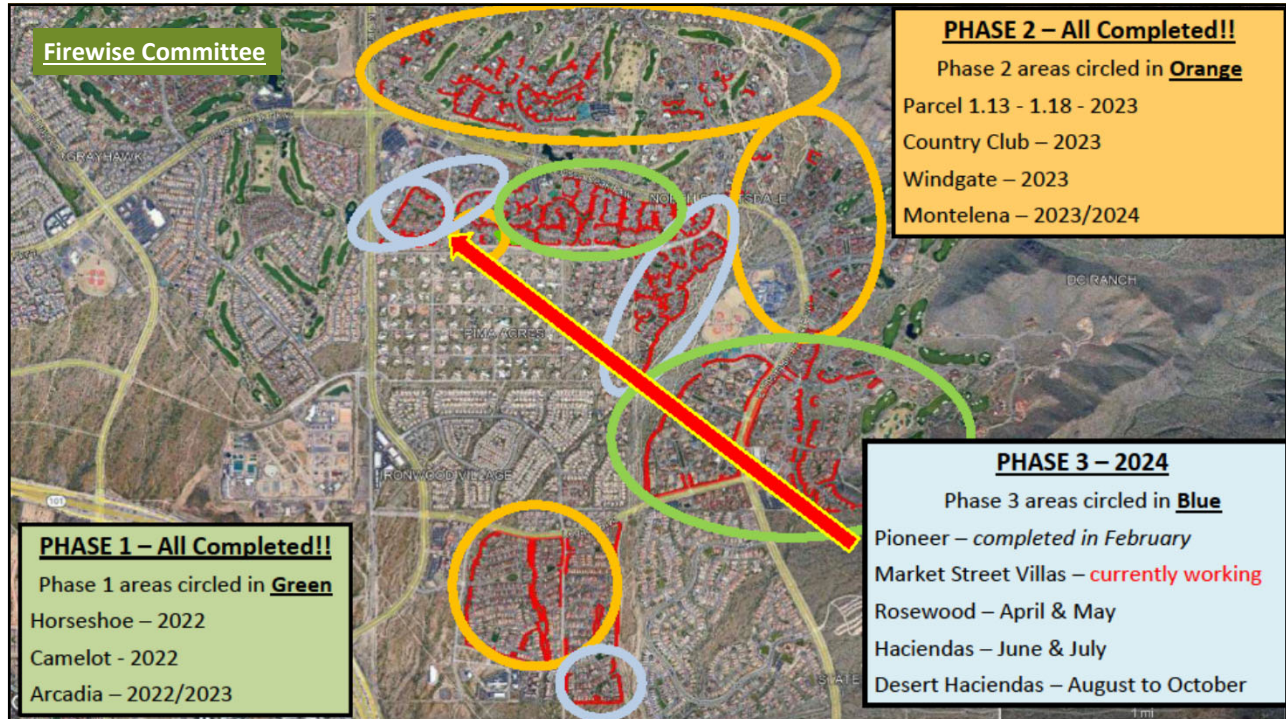
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COMMITTEE REPORTS

- Consider Retirement of the Firewise Committee



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Committee Reports

- Budget and Finance Committee, John Shaw
- Modification Committee, Don Matheson
- Policy Committee, Marla Walberg
- Sustainability Committee, Iryna Sukhovolets
- Community Patrol and Gate Access Committee, Greg Kiraly
- Ad Hoc Committee: Community Patrol RFP, Marla Walberg



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Member Open Forum



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

Please raise your hand to be called
upon to speak.

State your name and neighborhood.



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Announcements

- Meet the Candidates Night, March 11 at 6 p.m.
- Annual Board Meeting at The Homestead, April 1 at 6 p.m.



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Adjournment



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