

**DC Ranch Association – Board of Directors**  
Special Meeting Minutes: February 7, 2024



Date/Time: Wednesday, February 7, 2024, 6:00 p.m.  
Location: The Homestead Community Center and Zoom  
Purpose: Special Open Meeting

Chaired By: Dr. Phil Geiger  
Recording: Jenna Kohl

Status: APPROVED

**Attendance:**

Directors: Dr. Philip Geiger, President; Greg Kiraly, Vice President; Marla Walberg, Secretary; John Shaw, Treasurer; Elaine Cottey, Director; Iryna Sukhovolets, Director; Don Matheson, Director

Absent: None

Management: Jenna Kohl, Executive Director  
Mike Wells, Director of Operations

**Call to Order / Establishment of Quorum / Roll Call/Adopt Agenda**

Dr. Geiger called the meeting to order at 6:00 p.m. A quorum was established. Dr. Geiger thanked attendees for their presence, NVMs for their work in keeping the neighborhoods informed, and his fellow board members for their fiscal stewardship. He acknowledged the board's commitment to evaluating and understanding the needs for improving and maintaining the roads in our community.

Dr. Geiger introduced Mr. Michael Frank of Frank Civil Consulting, experts in pavement, drainage, and infrastructure; Mr. Frank has analyzed the private roads throughout DC Ranch. Dr. Geiger noted that Mr. Frank is serving as a consultant, and he will not be performing any of the actual work in the asphalt plan.

Mr. Frank reviewed the components of pavement life; reviewed design, construction and maintenance of roadways; talked about the impact of irrigation, spillways, preventative maintenance, etc.; gave an overview of his approach to evaluating the roadways; explained types of problems including cracking of roadways; talked about treatments such as seal coating; and gave examples of roadway problems such as delamination.

The board discussed next steps, including discussion of release of neighborhood reports at the board's next regular meeting. Mr. Frank clarified that he is still working on the neighborhood reports and anticipates having those complete and available by the end of March.

The meeting is recorded and will be posted on DCRanch.com for future viewing.

**Adjournment:** Dr. Geiger adjourned the meeting at 7:10 p.m.