

## DC Ranch Association – Annual Meeting and Elections

### Annual Meeting Minutes: April 3, 2023



Date/Time: Monday, April 3, 2023 Started: 6:00 p.m. / Ended: 6:17 p.m.  
Location: Via Zoom  
Purpose: Annual Meeting and Elections

Chaired By: Michele Ray-Brethower  
Recording: Meghann Hill  
Secretary: Elaine Cottey  
Status: APPROVED

#### **Attendance:**

Directors: Dr. Philip Geiger, President; Greg Kiraly, Vice President; John Shaw, Treasurer; Elaine Cottey, Secretary; Geoff Wilner, Director; Marla Walberg, Director; Don Matheson, Director (via Zoom)

Management: Michele Ray-Brethower, Executive Director  
Meghann Hill, Director of Community Services  
Jeff Shaw, IT Manager  
Alexis Firehawk, Attorney

Board Candidates: Blake Miraglia, Iryna Sukhovolets, Thomas LaPorte (via Zoom)

#### **Call to Order / Establishment of Quorum / Roll Call**

Executive Director Ms. Ray-Brethower called the meeting to order at 6:00 p.m. Ms. Ray-Brethower confirmed a quorum of the members with 2,514 (92%) of the lots represented of the total 2,718 lots.

#### **Board Appreciation**

Mr. Kiraly recognized termed Directors Dr. Phil Geiger and Geoff Wilner for their service and contributions to the Board.

#### **Firewise Annual Review**

Ms. Ray-Brethower advised that Captain Steve Hunter of the Scottsdale Fire Department was scheduled to provide a Firewise Review, but a last-minute scheduling conflict resulted in Captain Hunter not being in attendance. Ms. Ray-Brethower noted that the Firewise presentation made by Captain Hunter at the 2023 Home and Landscape Expo was posted on DCRanch.com for residents to view.

## **2022 Annual Report – Elizabeth Dankert, Council Communications Senior Manager**

Ms. Dankert provided an overview of the 2022 Annual Report, which is a joint effort between the Council, Ranch Association and Covenants Commission. Ms. Dankert noted that the report will be emailed to all residents and posted on DCRanch.com for review.

### **Executive Director’s Report: The Year in Review**

- Sign replacements were completed throughout the community \$65,950.
- Gravel refresh at Ethyl’s garden and Sterling Villas.
- Replacement of 69 irrigation controllers with 4G modems to improve connectivity and efficiency \$27,600.
- New cameras installed at East Gate, West Gate, Windgate, and Horseshoe. \$94,600.
- Tunnel cameras have been installed at Tunnels 1-5, and this year we will complete Tunnels 6 and 7, \$40,000.
- Amended Standards for Landscape, Homes and Conduct with streamlined fees for each standard.
- Conducted a compensation study to ensure staff are getting paid fair and appropriately in this competitive market for staff retention.
- All park area furniture was ordered and delivered for 2022. This 3-year project is totally completed.
- Maintenance office relocated to the Peaks complex on Scottsdale Road and Pinnacle Peak, and equipment storage is all at Kitchell yard.
- AZ state legislature adopted ARS 33-1819 which permits members to install artificial turf in the front yard. Modification committee processed 41 artificial turf applications from September to December.
- There were 300 home and landscape modification requests in 2022, and an additional 71 paint modifications.
- ICON construction continues with remaining buildings, estimated completion of the entire project is 18-24 months, Tom Headley, the single resident appointment to the Board of Directors occurred recently.
- Camelot Homes “Legacy at DC Ranch” began construction on infrastructure for its 9 single family. (N side of Legacy, west of the Villas at Desert Park Village).
- 723 custom lots in DC Ranch, 12 under construction, 33 in design stage, 53 vacant lots, and 625 completed.
- Firewise clearing of defensible space is ongoing. We have completed the wash side of Arcadia, Camelot, Horseshoe Canyon and currently streetside on Legacy and Thompson Peak of Arcadia. \$400,473 scheduled clearing for this year in Country Club, Windgate, majority of Planning Unit 1, and Montelana. Clearing in 2024 is planned for Desert Haciendas, Pioneer, Rosewood and Haciendas.
- Speed humps installed on Trail’s End going to/from DC Ranch Country Club and significantly reduced speed violations.
- Sidewalk inspections are being conducted and scheduling of repairs have begun.

- Awarded a new 3-year contract to Anderson Security for security services.
- Painting of Stucco walls and view fencing completed by Desert Palette Painting. Areas included: Park and Manor, Horseshoe Canyon, Terrace Homes East, Terrace Homes West, Sierra Pinta and Arcadia \$176,900
- RFQ for new broker for employee benefits, new company selected for 2022-2023 benefit year.
- Reserve Studies completed for each neighborhood by third-party vendor Facilities Advisors Arizona.
- New RFP for Pavement Management third-party vendor currently in process.
- Community Patrol and Gate Access committee started in 2022. Survey conducted and traffic study currently underway to be completed and presented to committee on April 12.
- All 44 neighborhoods are represented by an NVM, with several alternates learning the role and responsibilities for a succession plan.
- DCR 2025 strategic planning is currently in process with resident, staff and board focus groups.
- All Team value awards were awarded in February based on five team values (fun, professionalism, innovation, passion and teamwork); peer-based nominations.
- Hosted the annual Home and Landscape Expo in March, and the Safety Forum in October.
- 3rd Resident Leadership Academy was held with 3 residents graduating in November 2022.
- Parcel Lot file scanning project was initiated, completion by 6/2023.
- Board of Directors addressed 14 Board goals this year which included sub-association meeting, realtor training, re-educate the community on governance, fine structure for all Community Standards, all committees and Board members sign conflict of interest policy, Firewise implementation. Full detail of all the Boards goals are on the website under Ranch Association Board of Directors.

### **Board of Directors Election Results**

- Ballots were mailed to the NVMs and to residents of those neighborhoods without NVMs by March 15.
- Ballots were counted at the Ranch offices on Market Street for the first count on March 31 beginning at 9 a.m.; verification of the ballot count and the tally of all additional lagging ballots were counted on April 3 up until 5 p.m.
- We received quorum with 92% voting.
- The ballot counting team was composed of the following staff members:
  - Director of Financial Operations Dee Nortman
  - Office Administrator Elaine Philipps
  - Community Council Graphic Design and Website Coordinator Adis Cajic
- Per ARS33-1812, last call for any outstanding ballots to be provided in person – none.

Ms. Ray-Brethower announced the election results, which had been verified and a quorum confirmed during the vote tabulations. The vote tabulations (in numerical order) for the two open positions were as follows:

Phil Geiger	2021
Iryna Sukhovolets	1173
Blake Miraglia	702
Melissa Lehman	680
Tom LaPorte	398
Write-in	53

Ms. Ray-Brethower announced that the newly elected board members are Phil Geiger and Iryna Sukhovolets, who will each serve 3-year terms.

Ms. Ray-Brethower thanked the 2023 candidates for their election participation and willingness to contribute. The election of officers will be conducted following this meeting at a Special Board Meeting.

Additionally, IRS Ruling 70-604 (operating Surplus Carry Forward), was approved with 2,305 votes in favor.

**Member Open Forum – N/A**

**Announcements**

- Special Board Meeting to Elect officers immediately following this annual meeting
- April 12, 6 pm Community Patrol and Gate Access Committee Meeting at Main Conference room at Market Street Offices
- Joint Board Orientation, April 19, 4-7 pm, The Homestead
- Board Retreat, April 25, 9 am-4:30 pm, Desert Camp Community Center
- Next Board meeting, May 8, 6 pm

**Adjournment**

With no further business to conduct, the meeting was adjourned at 6:17 p.m.