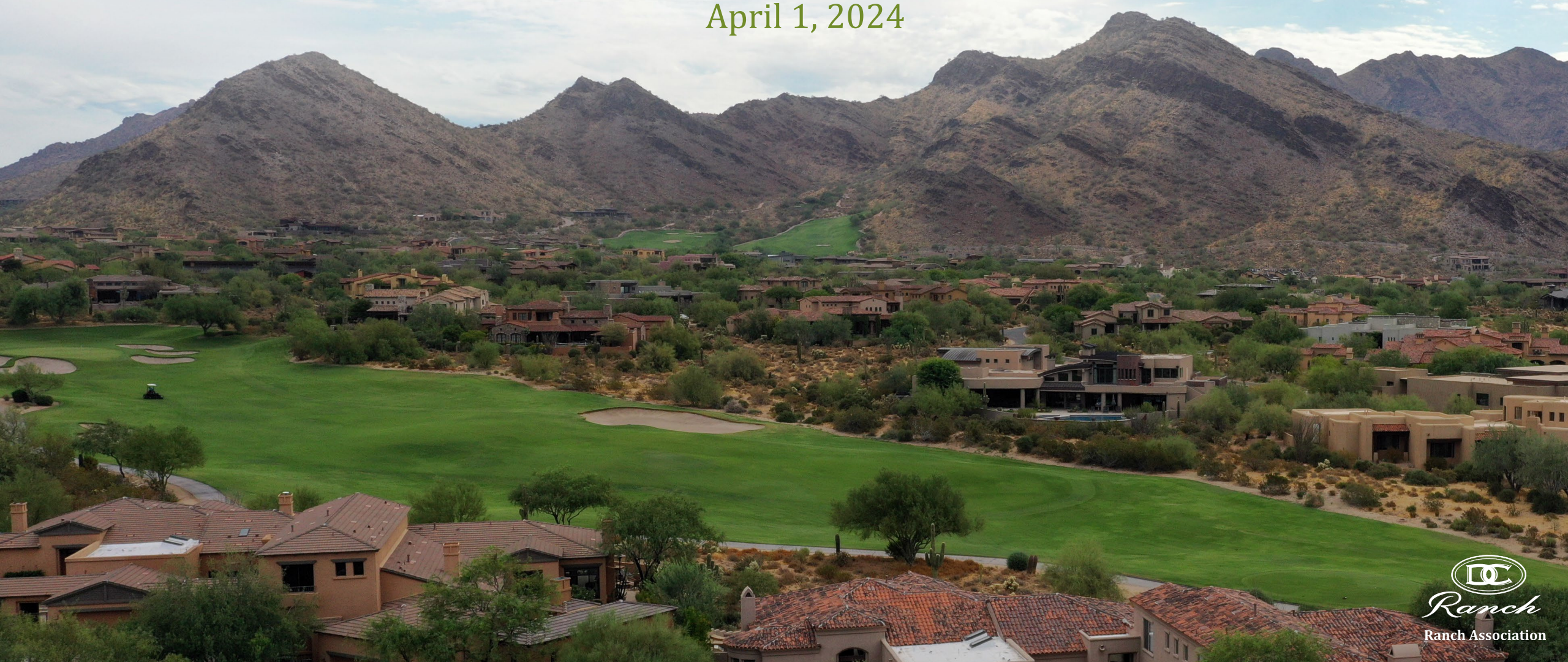


DC Ranch Association Annual Membership Meeting

April 1, 2024



Mission Statements

- **Ranch Association:** Emphasizes 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:** Visions and facilitates initiatives that enhance residents' quality of life and serves 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
- Introduction of Board
- Last Call for Ballot Submissions
- Board Appreciation
- Thank You to Firewise Committee
- The Year in Review: 2023 Annual Report
- The Year Ahead: Major Project Overview
- Election Results
- Member Open Forum
- Adjourn

Call to Order/Establish Quorum

- Bylaws Sections regarding Annual Meetings:
 - 2.3 Annual Meetings. Meetings shall be of Voting Members and, if required by law, shall be open to all Members. Annual meetings shall be set by the Board to occur once during the Association's fiscal year on a date and at a time set by the Board. Annual meetings may be conducted electronically (i.e. via the Internet, intranet, or teleconference) if and to the extent permitted by law.
 - 2.1.1. Quorum. Except as otherwise provided in these Bylaws or in the Declaration, the presence of Voting Members representing a majority of the total votes in the Association shall constitute a quorum at all meetings of the Association.
- Quorum
 - Total number of votes Association-wide: 5444
 - Total number of votes cast: 4713

Introduction of Board

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



Last Call for Ballot Submissions

Meeting | January 8, 2024

Appreciation

- Recognize Outgoing Board Members
 - Elaine Cottey
 - Greg Kiraly
- Thank You to the Firewise Committee

The Year in Review

- [2023 Annual Report](#)

The Year Ahead: Major Projects

- **Priorities:**
 - **Serving stakeholders through professional management and protection of community assets and deliver high-quality and consistent operations that result in sustained property values and an exceptional quality of life through:**
 - Board Governance Support
 - Fortifying Team
 - Resident Engagement
 - Day to Day Operations
 - Planning (short-term and long-term) and Execution

The Year Ahead: Major Projects

- Internal Team Components
 - Identifying and implementing cross-organizational efficiencies and synergies
 - Building a strong internal team to support operations and resident and board initiatives
 - Filling open positions: Director of Modifications and Standards, Director of Community Services, Office Administrative Coordinator – Lead, Community Standards Specialist
 - Secure long-term, affordable office space that is convenient for residents

The Year Ahead: Major Projects

- Governance and Financial Stewardship: onboard new board directors and foster board synergy
- Maintain strong community communication
- Enhance NVM and resident engagement
- Financial Stewardship:
 - Explore options and develop and implement funding plans for capital and operating initiatives
 - Advocate for accurate recapture of costs through CFD with City of Scottsdale

The Year Ahead: Major Projects

- Conduct Gate and Camera Maintenance RFP and onboard vendor
- Support Ad Hoc Committee on Community Patrol and Gate Access RFP; select and onboard vendor
- Complete Board-approved monitoring measures
- Support committee initiatives
 - Sustainability Committee focus on recycling and overseeding
- Evaluate and update design standards
- Support neighborhood-specific initiatives
- Resolve legal matters
- Complete critical Reserve projects
- Conduct policy review and amend as necessary
- Conduct Firewise grant administration and Firewise maintenance

The Year Ahead: Major Projects

- Capital Planning
 - Landscape Plan
 - Maintenance Building
 - Asphalt/Road Improvement Plan
 - Full Reserve Study

Election Results

- Ballots were distributed electronically to NVMs and to those neighborhoods without NVMs or with NVM candidates on March 13.
- Ballots were counted through a third-party vendor, Election Buddy.
- Tally of any ballots cast at Annual Meeting where the last call for in-person ballots takes place this evening per ARS 33-1812.
- Quorum was evaluated and met.
- Candidates and their total votes will be announced at the meeting in alphabetical order.
- Three-year terms for newly elected board members will begin April 1, 2024.

Election Results

- Blake Miraglia 703
- Chris Reynolds 895
- Angie Rusch 829
- David Underwood 1232
- David Young 1051
 - Write In candidates
 - Dylan Spotleson
 - Trump
 - Norm Johnson

87% Vote Return-Total votes cast 4713

- The newly elected board directors are as follows:
 - David Underwood and David Young
- Approval of the 2023 Annual Minutes
 - #2357 Approved # 10 Disapproved

**Approved with 87% of eligible voters.*

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.

Adjourn

- Special Board meeting to elect officers immediately follows this meeting.