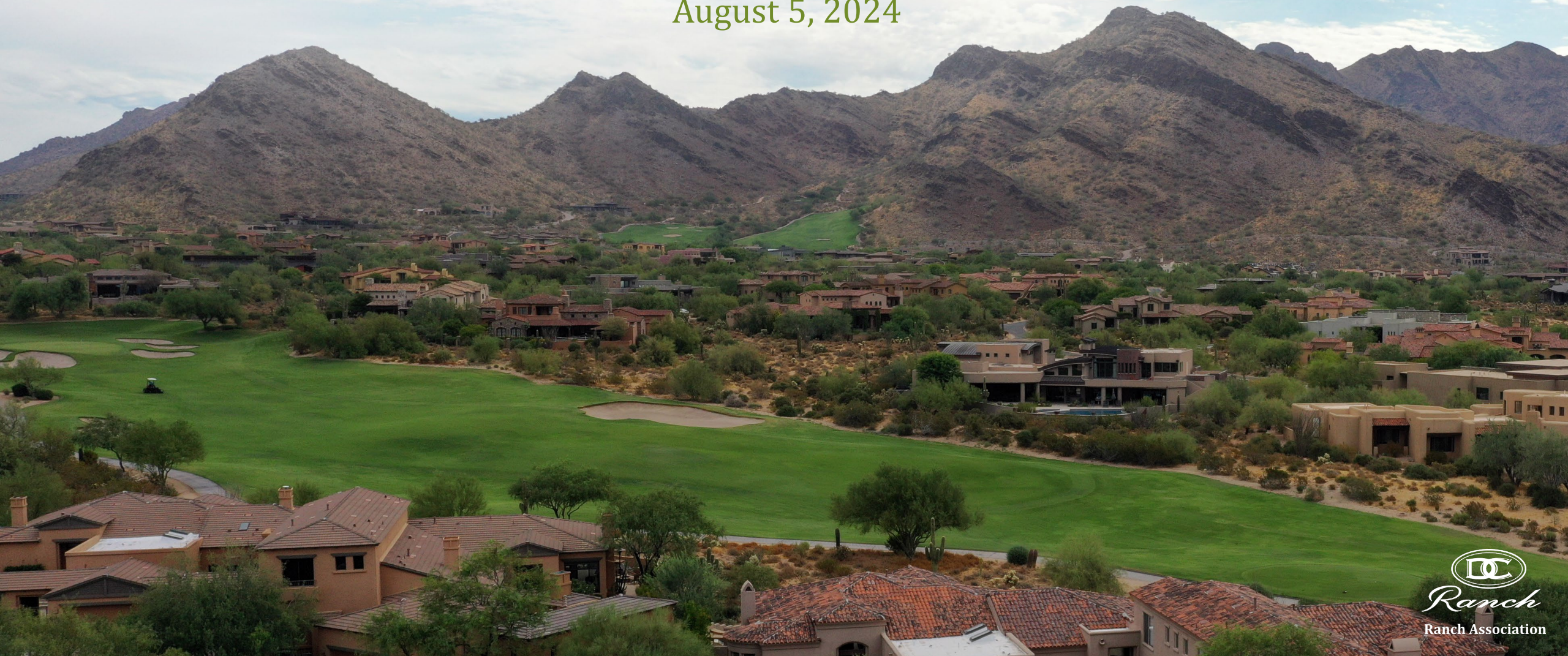


DC Ranch Association Board of Directors Meeting

August 5, 2024



Welcome

It is the long history of humankind (and animal kind, too) that those who learned to collaborate and improvise most effectively have prevailed. — Charles Darwin

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
- Adopt Agenda
- President's Comments
- Consent Agenda: Minutes
- Staff Reports
 - Quarterly Financial Report
- Old Business
 - Asphalt Report Update (Frank Civil)
 - Committee Member Appointments
- New Business
 - Award of Paint Contract – Market Street Villas
 - Modification Committee – Meeting Date Change
- Committee Reports
 - Budget and Finance – Chair Dave Underwood
 - Modification – Chair David Young
 - Policy – Chair Marla Walberg
 - Community Patrol and Gate Access – Chair John Shaw
 - Sustainability – Liaison Iryna Sukhovolets
- Member Open Forum
- Announcements
- Adjournment

Roll Call

- Don Matheson – President
- Iryna Sukhovolets – Vice President
- Marla Walberg – Secretary
- Dave Underwood – Treasurer
- Phil Geiger – Director
- John Shaw - Director
- David Young – Director



President's Comments

President Comments | NVM Spotlight

Bud Kern | Upper Canyon Whistling Wind NVM

Bud Kern has been a DC Ranch Resident for 19 years and a NVM for 10 years. Since retiring, he has kept himself busy by building and working on cars, golfing, reading, target shooting, enjoying time with friends and family and being an active member of the community

Bud became a NVM because he wants to contribute to upholding the high standards that DC Ranch is known for. In addition, Bud appreciates the diversity within the community and believes that *all* the DC Ranch neighborhoods contribute to making the community such a desirable place to live.

Bud understands that exceptional management and appropriate funding are key to the community's ongoing success and the reason that its' residents are proud to call DC Ranch home.

President Comments | NVM Spotlight



Sue Hammontree | Villas at Desert Park Village NVM

Sue has been a DC Ranch Resident for 10 years and a NVM for one year. Before retiring, she was a Benefit Consultant in the Insurance Industry for over 30 years.

During the summer, Sue and her husband Tim live at The River's Edge in Greer, Arizona, where they spend time relaxing, watching wildlife and being with family.

Sue enjoys her DC Ranch neighbors and loves putting together opportunities for them to get to know each other better.

The reason she chose to become a NVM is because she believes in being an advocate for her community by ensuring that all voices are heard.

Consent Agenda

- Board Meeting Minutes
 - June 6, 2024, Regular Meeting Minutes

Executive Director's Report

- **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 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.

Executive Director's Report

- *Welcome New Team Members.*
 - Kim Visser, Director of Modifications and Standards
 - Cheri Maki, Executive Assistant
 - Alaina Derbonne, Office Admin Lead
 - Jose Cadenas, promoted to Landscape Foreman
 - Ramiro Vasquez, Landscaper
- *Certifications.* Executive Director earned CMCA and AMS certifications.
- *Neighborhood Watch Signs.* The first signs are being installed in the Longhorn neighborhood. Neighborhoods are encouraged to work with their neighbors and the City of Scottsdale to pursue Neighborhood Watch status.
- *Modifications.* Residents encouraged to submit requests for all modifications, including security camera and lighting installations (even if for retroactive approval).
- *Bid Protocols.* The team is formalizing the bidding process which will include standardized bid reports, templates for RFPs, streamlined processes, and training.
- *Staff Retreat and Training.* Staff is conducting strategic planning, training and teambuilding concurrent with budget development.

Executive Director's Report

- *Project Report.* To facilitate tracking and reporting on project progress, staff has prepared a project report template. Board feedback on this reporting tool is welcome.
- *Landscape Planning.* Staff is collecting quotes for third party preparation of plans for tree and shrubs, irrigation, and conversion to desert landscaping.
- *Canyon Village Office Lease.* Tenant improvements are underway. Move in targeted for Sept/Oct.
- *Gate Maintenance RFP.* Three companies bid the project. The lowest most qualified bidder has been identified. After due diligence and contract negotiations, notice will be provided to all parties and the project initiated including related reserve projects.



Executive Director's Report

- *Arcadia Tree Removal and Replacement Project.*
 - Neighborhood communication to go out first week of August with project approach and invitation to have trees removed and replaced.
 - Removal and replacement targeted for Nov/Dec.
- *Market Street Villas Painting Project.*
 - Bids obtained, recommendation on agenda for bid award.
 - Upon approval, neighborhood communication to begin.
 - Landscape trimming begins.
 - Painting to be conducted in phases:
 - Phase I begins early Sept., complete by Thanksgiving
 - Phase II begins early Jan., complete in mid to late March
 - Phase III begins early March, complete in May
 - Third party oversight for compliance with specifications.
 - Funded through the neighborhood Reserve.

Executive Director's Report - Landscape

- All Culvert inspections have been completed. Vendor completed clean-outs of four significantly clogged culverts in Country Club, Rosewood, and Horseshoe.
- The Firewise Project has started up again, after being on hold for three months as staff completed the grant application process. Firewise work was completed in Market Street Villas and is underway in Haciendas. Firewise will move onto Rosewood in about 3 weeks, and then onto Desert Haciendas.
- Purchased a new stump grinder and will begin work on existing stumps in each neighborhood.
- Short Form Contracts have been prepared for upcoming tree work in the medians, and along the east side of Thompson Peak North from Legacy.
- Short Form Contract has been prepared for the tree replacements/removal in Market Street Park.



Executive Director's Report - Landscape

- Completed the Streetscape Tree Trimming Project in Park & Manor.
- Recruitment continues for a Landscaper and two Irrigation positions.
- Crepe Myrtle trees have responded well to pruning and deep root fertilization. Mulch was installed in rose beds at Ethel's Garden.
- 2024 Rye Grass Seed was ordered/secured and will be delivered mid-Sept. There was a savings of about \$4,000 compared to the price from 2023.



Executive Director's Report - Maintenance

- In Windgate, the Ethel's Garden Water Feature Modification project is underway with completion targeted for early August.
- In MSP, the Large Bridge Project was completed. Project include a full removal and replacement of all wooden boards and paint.
- In Country Club, the Split-Rail fencing project continues. Most of the fences on the Eastgate side have been replaced with new wooden beams. Team will be painting them over the next week. After the painting, the team will move to the Westgate side.
- Completed weekly light checks in PU1, PU2, Country Club, and along the Path & Trails.
- Completed install and removal of the July 4th holiday decorations at the gated entries.



Executive Director's Report - Maintenance

- In Country Club Village, the following was completed: replaced faded flag at Westgate guardhouse, mailbox repair at Craggy Spur #16, security lighting project at Westgate and Eastgate, and repaired drinking fountain at Mule Deer Park.
- In Windgate, the following was completed: power washed oil spill at exit lane of guardhouse, replaced damaged gate reflector at exit gate, replaced several Blue Pavement Markets in parcel G3, repaired stucco damaged at the guardhouse entry archway, and replaced the Ethel's Garden electric junction box.
- In Market Street Villas, the following was completed: repaired loose tile at lot #51, painted garage door wooden trim at #78, and completed water inspection/test at lot #45.
- In Camelot, the following was completed: repaired/painted the stucco of the common wall near 9666 E. Mtn. Spring Rd.

Executive Director's Report - Maintenance

- In Sterling, the following was completed: replaced the 3-way connector at the kiosk near the park.
- In Arcadia, the following was completed: replaced damaged flag at guardhouse, and power washed flowerpot water stains at Kemper Park.
- In Desert Haciendas, the following was completed: replaced wooden support post for low voltage panel and removed a rats' nest near the mailbox.
- In Park & Manor, the following was completed: repaired/painted mailboxes, removed pedestrian signs at gated entry, repaired drinking fountain at Northside Park, and installed cobble for missing stones within the cobble driveway entrance.



Executive Director's Report - Maintenance

- In the Estates, the following was completed: completed the painting of the metal fence railing at Main Park.
- In Terrace Homes East, the following was completed: installed cobble for missing stones within the cobble driveway entrance.
- Regarding vehicle maintenance, the following was completed: Oil Changes and Air Filter Changes on multiple vehicles.
- For the Community Council, the following was completed: power washed the splash pad and park floors/benches at Market Street Park; repaired fallen awning shade at playground.



Executive Director's Report – Facilities Other

- Completed the monthly Team/Safety Meetings. The topics were: Basic First Aid/Blood Borne Pathogens and Workplace Violence, and Workplace Harassment. Employee Handbook Topics include Guidelines for Appropriate Conduct/Representing DC Ranch, and Attendance & Punctuality, and Benefits.
- Inspected and updated Landscape and Maintenance fire extinguishers.



Summary of Community Patrol and Gate Access

Arcadia Rear Gate Camera View Modification

Challenge: Lack of observation abilities on 98th St. on the inside of the rear gate, making incident investigation challenging.

Solution: Re-task an existing camera at that location to cover 98th St. entry and exit lanes. Selected camera was a redundant camera for the exit lane, no coverage sacrificed for rotation.

Benefits:

1. Investigation of altercations at the gate.
2. Information on direction of travel for observed tailgaters.
3. Overall contextual information for incidents reported at the gate.



Summary of Community Patrol and Gate Access

Location-West Gate

Hours-1700-0100

Responsibilities:

1. Monitor all community entry points for suspicious activity.
2. Dispatch patrol to observed incidents.
3. Review and export CCTV footage for any incidents or events, including gate strikes.
4. Report any faulty equipment or cameras (cleanliness, focus, etc.).
5. Dispatch activities documented via Admin Incident Reporting for auditing.

Scottsdale PD visited July 30 , currently reviewing recommendation to implement



Executive Director's Report – CPGA RFP

- *Community Patrol and Gate Access RFP.*
 - RFP released on July 23, 2024.
 - 9 companies submitted intent to bid.
 - Pre-bid meeting held August 2, 2024.
 - Propose NVM Input Session on Aug. 27 to gather feedback on vendor criteria and service prioritization.
 - Board evaluation of finalists on Sept. 19.
 - Board award of contract on Oct. 7.
 - New contract begins Dec. 29.
 - *Thanks to the Community Patrol and Gate Access Committee for their work on the RFP Scope.*

2nd Quarter 2024 Financial Report



Statement of Revenue and Expense for the period ending June 30, 2024

	June 2024			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
Assessment	\$ 878,650	\$ 878,626	\$ 24	\$ 5,271,900	\$ 5,271,756	\$ 144
Non-Assessment	52,171	83,619	(31,448)	303,476	369,541	(66,065)
Total Revenue	930,821	962,245	(31,424)	5,575,376	5,641,297	(65,921)
Expenses						
Operating Expenses	903,046	796,102	106,944	4,323,621	4,410,907	(87,286)
Reserve/Capital Funding	180,211	180,211	-	1,106,266	1,106,266	-
Total Expense	1,083,257	976,313	106,944	5,429,887	5,517,173	(87,286)
Operating Income/(Loss)	\$ (152,436)	\$ (14,068)	\$ (138,368)	\$ 145,489	\$ 124,124	\$ 21,365
Reserve Income/(Loss)	183,637	(73,703)	257,340	886,040	464,374	421,666
Capital Income/(Loss)	(2,856)	(2,857)	1	7,862	7,858	4
Total Net Income/(Loss)	\$ 28,344	\$ (90,628)	\$ 118,972	\$ 1,039,391	\$ 596,356	\$ 443,035

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Mgmt fee (\$70k)
CFD (\$26k)
Interest \$14k
Other \$16k



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Mgmt fee (\$201k)
EE costs \$255k
Other \$33k



Balance Sheet at June 30, 2024

Assets			
	<u>6/30/2024</u>	<u>12/31/2023</u>	<u>Y/Y Change</u>
Operating Cash	\$ 2,067,240	\$ 1,602,148	\$ 465,091
Reserve Funds	12,575,116	11,711,519	863,597
Capital Funds	90,668	65,668	25,000
Accounts Receivable, Net	101,381	99,735	1,646
Intercompany Receivables	3,210	237	2,973
Prepaid Expenses	152,882	103,802	49,080
Interfund Transfers	0	112,498	(112,498)
Operating Lease RTU Asset	208,791	208,791	0
Other	2,206	43,571	(41,365)
Total Current Assets	<u>468,469</u>	<u>568,634</u>	<u>(100,164)</u>
Fixed Assets			
Property & Equipment	360,678	360,678	-
Depreciation	(335,383)	(318,245)	(17,138)
	25,296	42,433	(17,138)
Total Assets	<u>\$ 15,226,789</u>	<u>\$ 13,990,402</u>	<u>\$ 1,236,387</u>

Liabilities/Equity			
	<u>6/30/2024</u>	<u>12/31/2023</u>	<u>Y/Y Change</u>
Liabilities			
Current Liabilities			
Accounts Payable	\$ 365,587	\$ 437,543	\$ (71,955)
Intercompany Payable	552,021	225,360	326,660
Accrued Expenses	129,204	160,781	(31,578)
Prepaid Assessments	353,639	274,964	78,675
Deferred Revenue	-	-	-
Interfund Transfers	-	112,498	(112,498)
Operating Lease RTU Asset	208,791	208,791	-
Other Current Liabilities	43,751	36,060	7,692
	<u>1,652,993</u>	<u>1,455,997</u>	<u>196,996</u>
Long-Term Liabilities			
Note Payable - Equipment	-	-	-
Other	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Equity			
Operating Equity	737,860	737,860	-
Reserve Equity	11,688,444	11,688,444	-
Capital Equity	108,101	108,101	-
CY Net Income/(Loss)	1,039,391	-	1,039,391
	<u>13,573,796</u>	<u>12,534,405</u>	<u>1,039,391</u>
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\$1.35 mil

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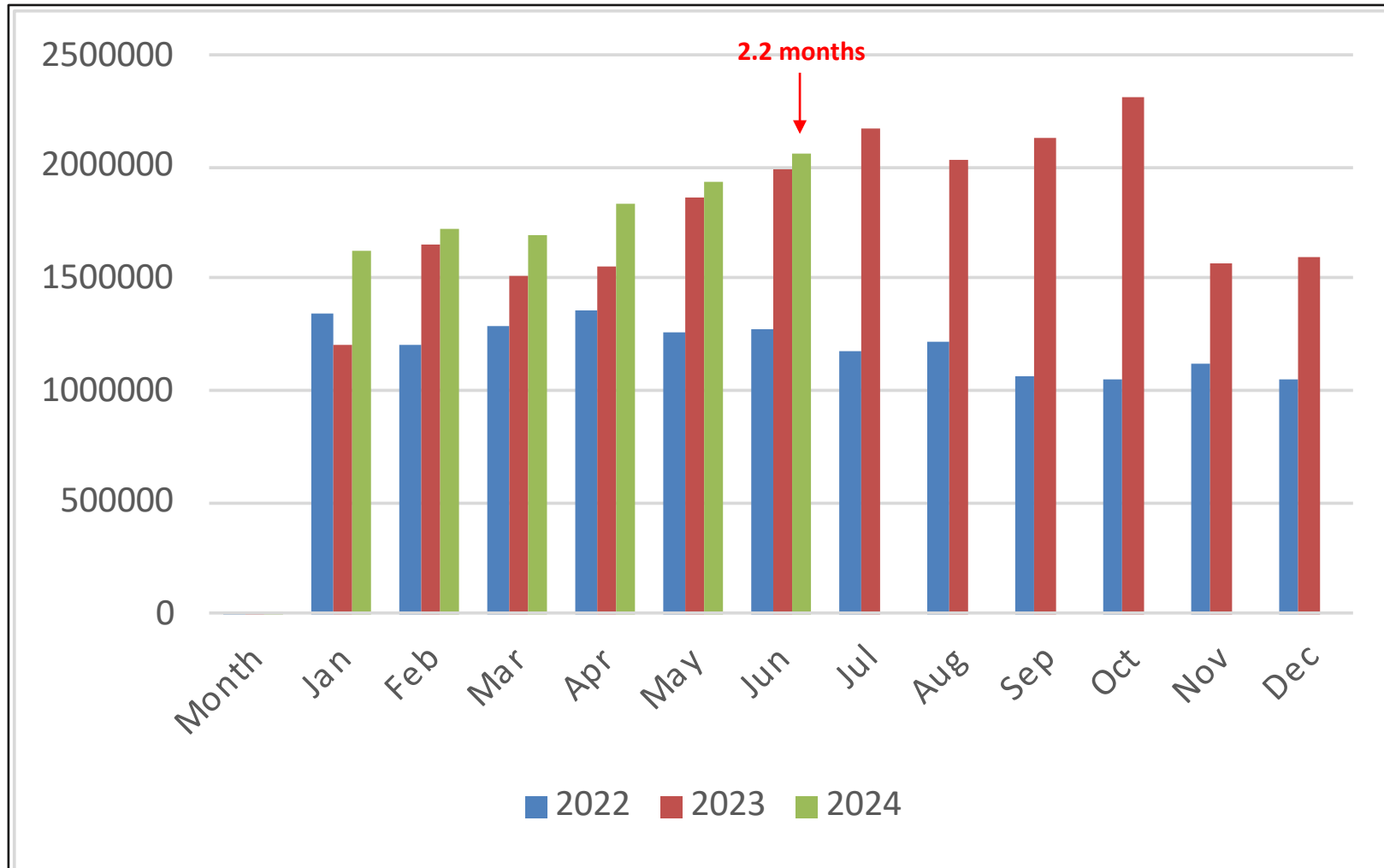
Statement of Cash Flows for the period ending June 30, 2024

	<u>Current Month</u> Month Ended June 2024	<u>Year-to-Date</u> Year Ended June 2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income (deficit) for period	\$ 28,344	\$ 1,039,391
Adjustments to reconcile net income (deficit)		
Depreciation	2,856	17,138
<u>(Increase)/Decrease in:</u>		
Accounts receivable	(21,858)	(1,646)
Intercompany receivables	10,869	(2,973)
Prepaid expenses	25,378	(49,080)
<u>Increase/(Decrease) in:</u>		
Accounts payable	(57,411)	(71,955)
Accrued expenses	-	(7,945)
Accrued payroll expenses	(1,408)	(23,633)
Prepaid assessments	(44,572)	78,675
Intercompany payables	319,997	326,660
Other liabilities	(537)	49,057
NET CASH FROM OPERATING ACTIVITIES	261,659	1,353,689
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	-	-
CASH FLOWS FROM FINANCING ACTIVITIES		
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	-	-
NET INCREASE (DECREASE) IN CASH	261,659	1,353,689
CASH, BEGINNING OF PERIOD	14,471,365	13,379,335
CASH, END OF PERIOD	\$ 14,733,024	\$ 14,733,024

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Operating Cash Balances by Month



2nd Quarter 2024 Financial Report

Questions?



Old Business

- **Asphalt Report Update from Frank Civil**
 - **Purpose:** To present final report and determine next steps
 - **Objective:** To develop a multi-year plan that identifies, prioritizes and funds critical road improvements to bring DC Ranch-owned roadways to a consistent standard across the entire community, and ensure effective routine preventative maintenance to maximize the condition and lifespan of the roads
 - **Recommended next steps:**
 - **Step 1:** Designate a committee (Finance Committee) to evaluate the findings in detail; research, evaluate and recommend various funding options; and propose a recommended course of action for Board consideration
 - **Step 2:** Once a plan has been solidified, communicate that plan to residents
 - **Step 3:** Begin the necessary work
 - Incorporate road maintenance plan into the new Reserve Study
 - Obtain proposal for conversion of turf to desert landscape where necessary to mitigate damage to roads via overspray

Introduction of Frank Civil Consulting

- Expert “non-biased” 3rd party here to educate their clients so they can make an informed decision.
- All Communities and All Streets within those Communities have been inspected and reports provided to Management and the Board.
 - Apart from Arcadia, Country Club (Trails End), Silver Leaf Parcel 5.9, and Windgate Canyon Parcels 6.4 & 6.5 no other Communities in DC Ranch are scheduled for isolated AC repair, crack fill & seal coat in 2024.
 - All other recommended work in 2024 is removal and replacement of the asphalt.
 - 2025 has more isolated asphalt repair, crack fill and seal coat than 2024 based on remaining surface seal wear and asphalt condition; however, there are several more communities that will no longer benefit from “preventative” maintenance and reconstruction is recommended in 2025.
 - 2026 has recommendation for approximately a 50/50 split of cost for preventative maintenance vs. reconstruction.

Frank Civil Report

- Many of the communities recommended for reconstruction have already expended resources on attempting to use seal coat and crack fill rubber to address structurally fatigued asphalt. This is primarily the result of the following issues.
 - Insufficient and inaccurate planning from the Master Plan Reserve.
 - Reliance on the Vendor Community to provide “expert” and “nonbiased” recommendations to fit within the available resources.
 - Unfortunately, salesmen in the vending community are commission driven, have something to sell and are biased.
 - Many reserves plan off of a “law of averages” and not actual conditions of the asphalt and asphalt related components.

Irrigation Overspray



Desert Camp



Desert Haciendas



Park and Manor



The Estates

Alligator Cracking



Country Club



Desert Camp



Horseshoe



Horseshoe



Park and Manor



The Estates

Block Cracking



Country Club



Desert Haciendas

Thermal/Shrinkage Cracks



Horseshoe



Terrace Homes East

Wide Cracks



Country Club



Desert Camp



Desert Camp



Desert Camp



Horseshoe



Park and Manor

Saw Cutting Wide Cracks



Country Club



Emulsified Seal Coat



Country Club



Terrace Homes East



Terrace Homes West



Park and Manor

Slurry Seal



Country Club



Park and Manor

Delamination



Desert Camp



Desert Camp



Desert Haciendas



Terrace Homes East



Terrace Homes West

Frank Civil Report

- The initial 3 years of the Frank Civil Consulting (FCC) Asphalt Maintenance Plan has been completed.
 - There is a large financial gap between where the plan has left the Community financially to complete the appropriate repairs and the FCC plan based on factual “in place” conditions. These gaps need to be discussed and addressed so that the appropriate reconstruction and maintenance practices can be accomplished moving forward.



DC RANCH COMPARATIVE ANALYSIS

(RESERVE (5 YR.) VS. FCC PLAN RECOMMENDATIONS (3 YR.)

JULY 20, 2024

<u>COMMUNITY</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>TOTAL</u>
<u>WINDGATE</u>						
RESERVE	\$57,000.00		\$26,871.12	\$12,034.57	\$101,857.24	\$197,762.93
FCC PLAN	<u>\$322,532.40</u>	<u>\$653,651.14</u>	<u>\$143,605.20</u>			<u>\$1,119,788.74</u>
DIFFERENCE	\$265,532.40	\$653,651.14	\$116,734.08	\$12,034.57	\$101,857.24	\$922,025.81
<u>ARCADIA</u>						
RESERVE	\$74,555.16	—	—	—	\$113,419.02	\$187,974.18
FCC PLAN	<u>\$126,085.10</u>	—	—	—		<u>\$126,085.10</u>
DIFFERENCE	\$51,529.94	—	—	—	\$113,419.02	\$61,889.08
<u>CAMELOT</u>						
RESERVE	—	—	\$17,542.59	\$17,542.59	\$15,872.53	\$55,262.47
FCC PLAN	—	—				<u>\$79,602.45</u>
DIFFERENCE	—	—	\$17,542.59	\$17,542.59	\$15,872.53	\$24,339.98
<u>COUNTRY CLUB</u>						
RESERVE	\$213,636.50	\$16,509.04	\$275,502.54	\$275,502.54	\$961,065.16	\$1,523,804.39
FCC PLAN	<u>\$66,487.70</u>	<u>\$1,265,467.00</u>				<u>\$2,147,207.30</u>
DIFFERENCE	\$147,148.70	\$1,248,957.96	\$275,502.54	\$275,502.54	\$961,065.16	\$623,402.91



<u>COMMUNITY</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>TOTAL</u>
DESERT HACIENDAS						
RESERVE		-	\$611,797.15	-	\$36,092.98	\$647,890.13
FCC PLAN	<u>\$619,140.00</u>	-	<u>\$23,842.00</u>	-		<u>\$642,982.00</u>
DIFFERENCE	\$619,140.00	-	\$587,955.15	-	<u>\$36,092.98</u>	\$4,908.13
ESTATES						
RESERVE	-	\$559,429.82	-	\$33,593.99	-	\$593,023.81
FCC PLAN	-	<u>\$47,226.20</u>	-		-	<u>\$47,226.20</u>
DIFFERENCE	-	\$512,203.62	-	<u>\$33,593.99</u>	-	\$545,797.61
HACIENDAS						
RESERVE	-	\$8,243.33	-	-	\$56,748.41	\$64,991.74
FCC PLAN	-	<u>\$61,424.70</u>	-	-		<u>\$61,424.70</u>
DIFFERENCE	-	\$53,181.37	-	-	<u>\$56,748.41</u>	\$3,567.04
HORSESHOE CANYON						
RESERVE		\$76,220.94	\$24,068.59	\$30,605.43	-	\$130,894.96
FCC PLAN	<u>\$2,429.80</u>	<u>\$185,868.20</u>	<u>\$8,445.90</u>		-	<u>\$196,743.90</u>
DIFFERENCE	\$2,429.80	\$109,647.26	\$15,622.69	<u>\$30,605.43</u>	-	\$65,848.94
MARKET STREET VILLAS						
RESERVE		-		-	\$39,148.93	\$39,148.93
FCC PLAN	<u>\$209,938.50</u>	-	<u>\$67,482.80</u>	-		<u>\$277,421.30</u>
DIFFERENCE	\$209,938.50	-	\$67,482.80	-	<u>\$39,148.93</u>	\$238,272.37



<u>COMMUNITY</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>TOTAL</u>
MONTELANA						
RESERVE	–		–	\$15,347.97	–	\$15,347.97
FCC PLAN	–	<u>\$ 29,733.70</u>	–	–	–	<u>\$ 29,733.70</u>
DIFFERENCE	–	\$29,733.70	–	<u>\$15,347.97</u>	–	\$14,385.73
PARK AND MANOR						
RESERVE		–	\$805,722.73	–	\$47,113.74	\$852,886.47
FCC PLAN	<u>\$805,374.00</u>	–	<u>\$40,250.00</u>	–	–	<u>\$845,624.00</u>
DIFFERENCE	\$805,374.00	–	\$765,522.73	–	<u>\$47,113.74</u>	\$ 7,262.47
PIONEER						
RESERVE	\$13,453.28		–	–	\$23,034.84	\$36,488.12
FCC PLAN	–	<u>\$ 52,428.30</u>	–	–	–	<u>\$ 52,428.30</u>
DIFFERENCE	<u>\$13,453.28</u>	\$52,428.30	–	–	<u>\$23,034.84</u>	\$15,940.18
ROSEWOOD						
RESERVE	–		–	\$7,957.82	–	\$7,957.82
FCC PLAN	–	<u>\$15,384.65</u>	–	–	–	<u>\$15,384.65</u>
DIFFERENCE	–	\$15,384.65	–	<u>\$7,957.82</u>	–	\$7,426.83
TERRACE HOMES EAST						
RESERVE		–	\$408,434.58	–	\$34,290.07	\$442,724.65
FCC PLAN	<u>\$431,446.00</u>	–	<u>\$24,526.60</u>	–	–	<u>\$455,972.60</u>
DIFFERENCE	\$431,446.00	–	\$383,907.98	–	<u>\$34,290.07</u>	\$13,246.95



<u>COMMUNITY</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>TOTAL</u>
<u>TERRACE HOMES WEST</u>						
RESERVE		-		\$342,784.36	\$4,509.31	\$347,293.67
FCC PLAN	\$332,864.00	-	\$16,687.00			\$349,551.00
DIFFERENCE	\$332,864.00	-	\$16,687.00	\$342,784.36	\$4,509.31	\$2,257.33
<u>ARTERIAL ROADS</u>						
RESERVE	-	-		-	-	
FCC PLAN	-	-	\$182,598.05	-	-	\$182,598.05
DIFFERENCE	-	-	\$182,598.05	-	-	\$182,598.05
<u>OVERALL VARIANCE</u>	\$2,557,652.66	\$1,650,780.76	\$553,590.07	\$735,369.18**	\$1,433,152.23**	\$2,593,502.08

****2027 and 2028 have not been budgeted by Frank Civil Consulting until years 2024 through 2026 are confirmed or modified****

Frank Civil Report: Next Steps

- Establish a Committee consisting of Frank Civil Consulting, Management and Finance Committee to create a strategy for the Board of Directors to review.
- It is extremely important to not rush this process. It has taken a long time to get to these conditions and time and careful planning is required to appropriately correct it.

Frank Civil Report

- Q&A

Old Business

- Consider Committee Member Appointments
 - Modification Committee
 - *Recommendation: Appoint candidate for a term of August 5, 2024 to June 30, 2025*
 - Policy Committee
 - *Recommendation: Appoint candidate for a term of August 5, 2024 to June 30, 2025*

New Business

- Consider Award of Paint Contract for Market Street Villas
 - *Recommendation: Authorize the Executive Director to contract the Market Street Villas Painting Project with Titan Painting as proposed, to be funded from the Reserve.*

New Business

- Consider Amendment to Modification Committee Charter re: Meeting Calendar
 - All charters to be reviewed by Policy Committee for consistency and recommended edits for committee and board consideration
 - Modification Committee requests to change their meeting dates from the 2nd and 4th Tuesday of every month to the 1st and 3rd Tuesday of every month, effective Sept. 2024
- *Recommendation: To approve a change to the Modification Committee charter to move the meetings to the 1st and 3rd Tuesday of every month.*

Committee Reports

- Budget and Finance Committee, Chair Dave Underwood
- Modification Committee, Chair David Young
- Policy Committee, Chair Marla Walberg
- Community Patrol and Gate Access Committee, Chair John Shaw
- Sustainability Committee, Liaison Iryna Sukhovolets

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.

Announcements

- Sept. 9, 2024 – Ranch Association Board Meeting
- Sept. 19, 2024 – Interview of CPGA RFP Finalists

Adjournment