



The Mission of the Community Council is to facilitate a connected and welcoming community that instills pride and a sense of belonging in each DC Ranch resident. The Council's work includes visioning and facilitating initiatives that enhance residents' quality of life, serve collective interests and promote the DC Ranch brand. These benefits make DC Ranch a very special place to live.

DC Ranch Community Council Board of Directors BOARD MEETING

September 26, 2024 | 5:30 p.m.

Hybrid Meeting; Attendance welcome at The Homestead Community Center or via [Zoom](#)
(Council Board and Staff will be in person at The Homestead.)

AGENDA

- | | | |
|-------|---|---------------------------|
| I. | Call to Order | Ethan Knowlden, President |
| II. | Establish Quorum | President |
| III. | Approval of July 25, 2024 Board Meeting Minutes | President |
| IV. | President's Report | President |
| | a. Governance Committee | |
| | b. Consider Appointments to Nominating Committee | |
| V. | Staff Report | Jona Davis |
| | a. Sustainability Committee: Composting Program | Jenna Kohl |
| VI. | Old Business | |
| | a. Desert Camp Site Improvement Project | |
| | i. Consider Authorizing Use of Owner's Contingency Funds, Capital Funds and/or Reserve Funds for Various Projects | Jenna Kohl |
| | ii. Consider Approval of Business Use Policy | Jona Davis |
| VII. | New Business | |
| | a. Consider Engagement of Audit Firm | Dee Nortman |
| | b. Consider Approval of End of Year Purchases | Jenna Kohl |
| VIII. | Other Comment* | President |
| IX. | Adjourn Meeting | President |

COMMUNITY VALUES

- Sense of Community
- Healthy Lifestyles
- Artistic and Cultural Opportunities
- Diversity and Inclusiveness
- Lifelong Learning
- Family
- Environmental Stewardship
- Relationship with the Larger Community



**Residents wishing to speak during the meeting are asked to submit a comment card to the Executive Assistant prior to the start of the meeting. Residents should note whether they wish to speak on a specific listed agenda item or under Other Comment. Each resident will be acknowledged and invited to speak; comments are generally limited to 3 minutes. All residents should step to the podium to speak in person; if attending virtually, they will be unmuted and invited to speak.*

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Staff Report

September 2024

Finance and Administration

- *2025 Budget Development.* The 2025 budget is currently in development. The Board will review a draft during a joint work session with the Finance Committee on September 26, followed by an open budget meeting on October 17, with finalization and adoption set for November 7.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries in: July: Luis Ayala – 5 years, Dawn Betten- 1 year.
- *Personnel.* Welcome Torrie Walker as Activities & Recreation Coordinator and Daniel Printz as a Community Center Concierge.
- *Office Relocation.* Staff is preparing for the office move from Market Street to Canyon Village. Tenant improvements are underway. The targeted move date is Oct. 18. This is subject to completion of TIs and issuance of the CO by the City of Scottsdale.
- *Staff Report.* The team will revamp the staff report in the future, including statistics in the dashboard report and condensing the verbiage. If Board Directors have requests for what you would like to see in the staff report, please let Jenna Kohl know by Oct. 15.

Events, Programs and Recreation

- *Social Hour.* The ever-popular program with residents maintained its attraction throughout the summer months. Both new and established residents enjoyed music, light bites and beverages. July hosted 35 residents and August hosted 45 residents.
- *DC Ranch Women's Club.* In July, 17 women escaped the heat and gathered for happy hour at Quill Creek Cafe where they snacked on appetizers and drinks while overlooking the beautiful putting green. In August, 11 women participated in a Qigong class where they explored body movement, breathwork, and meditation to improve their mental and physical wellbeing.
- *Fitness Classes.* All Levels Yoga, Yoga Basics, and both Strength & Balance classes saw 84 registrants for July and August with a total of 59 drop-ins throughout both months.
- *Bubbles and Boards.* In July, 14 residents learned the ins and outs of creating the perfect charcuterie board and sparkling wine pairing. Residents took their boards home to utilize their newly found skills to make their own creations.
- *Summer Saturday.* Over 50 residents gathered on The Homestead veranda to participate in a tie dye party on a Saturday in July. To cool off, residents enjoyed DIY ice cream sundaes.
- *Tropical Tuesday.* In July, 15 residents dropped-in to The Homestead to enjoy tropical themed snacks and activities. This program was created as an alternative summer program to give residents the opportunity to escape the heat during Desert Camp renovations.

Community Engagement

- *New Resident Welcome.* Neighborhood Voting Members and community volunteers continue to welcome new residents each month with welcome bags. The reusable grocery totes include new resident welcome information, City of Scottsdale collateral, new resident free fitness pass, RanchCache bags, Ready Set Go! Kits, and sunshades. New residents are emailed monthly an invitation to Social Hours- a few seats are saved at this popular evening just for new residents.
- *DC Ranch Ambassadors.* Ambassadors are utilized a few times each month to help promote activities and happenings within DC Ranch. Ambassadors have recently encouraged residents to inquire about committee opportunities, attend Summer Saturday, and spread the news that the Fall Program Guide was delivered to homes.
- *DC Ranch Gives.* Throughout June and July, residents collected essential items for Homeward Bound. The Stock the Shelves donation drive collected over 1,400 essential supplies, non-perishable food, and other needed items to support Arizonans experiencing homelessness. The Gives Newsletter was sent to 189 resident email addresses in July and featured upcoming volunteer opportunities, recap of past opportunities, and spotlighted the 2024 Volunteer of the Year recipients.
- *Merchant Engagement.* Merchant stakeholders met for the quarterly Coffee & Commerce meeting in August. Attendees provided roundtable updates and DC Ranch staff provided community announcements about upcoming partnerships and sponsorship opportunities for the fall and nearby construction to foster two-way communication.

Communications

- *Fall Program Guide.* The Fall Program Guide was mailed in August. The publication outlines events and programs in September, October and November. A digital version was uploaded to DCRanch.com.
- *City Council Candidate Forum.* The Chamber of Commerce and Scottsdale Progress had originally scheduled a Scottsdale City Council Candidate Forum in August. When the forum date changed less than a week prior to the original date, the Communications Team swiftly communicated the new date to residents.
- *Text Messaging.* Participation in the text messaging system has grown to over 1,000 phone numbers. The team encourages residents to register to receive important updates during emergencies or neighborhood projects and reminders about meetings and events.
- *DCSIP Communication.* The Communications Team continues to send email updates regarding the project and keep DCRanch.com/DCSIP and other resources up to date. In August, the team kept residents informed during the closure of the playground, courts, and path for reserve projects.
- *ADOT Loop 101 Construction.* The Team keeps residents up to date on the project on overnight and weekend closures that affect access to the community via the freeway and Pima Rd./Princess Dr.

Facilities

- *Community Center.* The Homestead Community Center continues to serve as the hub for residents during the Desert Camp Site Improvement Project (DCSIP). The lobby, veranda and grand hall were busy with 402 resident check-ins.

- Club and card drop-in use picked up as more residents return from summer vacations. July had 66 card player drop ins, while August saw 95.
- The front desk team has been very active, doing hourly walk-throughs and keeping count of indoor and outdoor occupancy. The front desk team counted 1,283 residents throughout the facility, indoor and outdoor, during their hourly capacity counts in July, and 1,450 in all of August.
- The Desert Camp outdoor amenities saw a decrease in usage due to renovation closures throughout August. July had 13 tennis and 27 pickleball court reservations. Before project closures in August, there were 4 tennis and 8 pickleball reservations.
- *Facility Rentals.* The Homestead calendar remains open for rentals and had five facility rentals in July and August.
- *Facility Maintenance and Custodial.* The Maintenance and Custodial team continue to use the DCSIP closure to focus more on deep cleaning and repairs at The Homestead and Gate Houses. Staff continue to work on many reserve projects completed concurrently with DCSIP including one bridge repair, bridge painting, and the completion of the pool furniture frames painting at Desert Camp. Staff reviewed proposals from a variety of vendors and selected a vendor to complete the renovation of the outdoor tennis courts including new fencing, new court entry gate w/access reader hardware, new light fixtures, new shade cover and painting on poles. Compromised trees were removed and a bridge replacement with enhanced lighting feature was completed at Market Street Park.
- *DCSIP.* New construction has roofing and windows installed, exterior EIFS coating has been applied, drywall has started in both the new and existing building. Staff and vendors continue to collaborate on interior furniture, art, millwork, fitness equipment and technology including A/V and access hardware.

Public Affairs

- *City Elections.* Chris Irish, Director of Public Affairs reached out and met with newly elected City Councilwoman Jan Dubauskas, who is a DC Ranch resident. On Sept. 16, DC Ranch partnered with the Chamber of Commerce and Scottsdale Progress to host a City Council Candidate Forum. Only two of the four candidates attended. Audience turnout was good and residents and the public seemed pleased to have the opportunity. The Yes-Yes committee had a table at the event to explain and garner support for Prop 490 and 491. DC Ranch's communication about their support of both propositions had begun.
- *CFD.* Chris and Board Treasurer Elizabeth Kepuraitis will be meeting with the City Auditor to better understand the background data she wants to review costs. Both finance and Ranch Association staff will help with this project, to be submitted to the city in November.
- *Bond Projects near DC Ranch.* The City awarded the construction contract for the Dog Park at Thompson Peak and Hayden. It is unlikely the park will be completed by next summer as planned.
- *State Land.* No state land near DC Ranch is scheduled for auction.
- *Mack Industrial project.* Plant salvage started, grading will be next. Chris informed Mack when parts of their fence came down in a storm. They were quick to fix it. This land is not in DC Ranch.
- *94th Street and Bell Subdivision.* American First Builders has put up fencing and will soon begin plant salvage. This land is not in DC Ranch.

Backstage Program/Volunteers	2	-	1	-	42	-	-	-	-	-	-	-	45
Cast Members	35	-	-	-	-	-	-	-	-	-	-	-	35
Workshops, Camps, Classes	-	-	-	-	-	-	-	-	-	-	-	-	0
Registrant Total	105	0	1	0	751	0	0	0	0	0	0	0	857
Charitable Participants													Total
DC Ranch Gives (Attendance)	47	10	-	9	10	-	-	-	-	-	-	-	76
Charitable Event	-	-	-	-	-	-	-	-	-	-	-	-	0
Registrant Total	47	10	0	9	10	0	0	0	0	0	0	0	76
Communications													Total
DCRanch.com Real Estate Agent Listings Purchased	0	0	0	0	0	6	0	1					7
DCRanch.com Users	6,234	9,299	7,467	6,270	6,092	4,203	4,167	4,977					48,709
Emails	30	35	28	31	26	20	24	22					216
Text Messages	5	5	9	8	4	5	3	2					41
Facebook Posts	4	4	4	7	4	4	4	3					34
Instagram Posts	4	4	6	5	4	4	3	3					33
Program Guides, Postcards, Other	0	1	0	1	0	0	1	0					3
Ranch News Articles	10	10	11	11	12	12	NA	12					78
Communications Total	6,287	9,358	7,525	6,333	6,142	4,254	4,202	5,020	0	0	0	0	49,121
Desert Camp Use (# of bookings)													Total
Sponsored Club/Meetings	-	-	-	-	-	-	-	-					0
Non-Sponsored Club/Meetings	-	-	-	-	-	-	-	-					0
Card Drop-In/Game Groups (# of Tables)	-	-	-	-	-	-	-	-					0
Community Council Events & Programs	-	-	-	-	-	-	-	-					0
DC Ranch Meetings & Events	-	-	-	-	-	-	-	-					0
Sub Association Meetings	-	-	-	-	-	-	-	-					0
Fitness Center Entries (Key Fob Swipes)	-	-	-	-	-	-	-	-					0
Front Desk/Lobby Check-In	-	-	-	-	-	-	-	-					0
Unique Visitors	-	-	-	-	-	-	-	-					0
Charity Events	-	-	-	-	-	-	-	-					0
Arts & Education	-	-	-	-	-	-	-	-					0
Playhouse	-	-	-	-	-	-	-	-					0
Fitness & Wellness	-	-	-	-	-	-	-	-					0
Room & Patio Rentals	-	-	-	-	-	-	-	-					0
Pool Cabana Rentals	-	-	-	-	-	-	-	-					0
Use Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Desert Camp Tennis & Pickleball Bookings													Total
Tennis Court 1	158	126	90	65	41	14	13	4					511
Tennis Court 2	-	-	-	-	-	-	-	-					0
Pickleball #1	103	96	124	78	61	40	13	7					522
Pickleball #2	94	84	86	56	55	30	24	7					436
Court Bookings Total	355	306	300	199	157	84	50	18	0	0	0	0	1,469
The Homestead Drop Ins (# of people)													Total
Card Drop Ins	54	87	150	112	90	89	66	95					743
Drop Ins Total	54	87	150	112	90	89	66	95	0	0	0	0	743
The Homestead Use (# of bookings)													Total
Sponsored Club/Meetings	7	9	8	4	5	2	-	1					36
Non-Sponsored Club/Meetings	-	-	-	-	-	-	-	1					1
Community Council Events & Programs	3	5	5	6	1	5	3	2					30
DC Ranch Meetings & Events	9	5	7	5	5	5	4	10					50
Sub Association Meetings	-	1	-	1	1	1	-	-					4
Front Desk/Lobby Check-In	211	242	237	212	197	252	188	214					1,753
Charity Events	-	-	-	-	-	-	-	-					0
Arts & Education	-	-	1	-	1	-	1	-					3
Playhouse	3	8	6	12	4	-	-	-					33
Fitness & Wellness	37	34	36	33	25	32	36	36					269
Room & Patio Rentals	3	1	3	1	4	2	2	3					19
Use Total	273	305	303	274	243	299	234	267	0	0	0	0	2,198



OCTOBER 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Yoga Basics Strength & Balance Fall Cookie Decorating Class	2 All Levels Yoga Strength & Balance	3 Yoga Basics Strength & Balance	4	5 Gives: Fill the Trucks Donation Drive
6 Pickleball Club	7 All Levels Yoga Strength & Balance	8 Yoga Basics Strength & Balance	9 All Levels Yoga Strength & Balance Speaker Series: Blue Zones	10 Yoga Basics Strength & Balance Women's Club: Bingo Night	11	12
13 Pickleball Club	14 All Levels Yoga Strength & Balance	15 Yoga Basics Strength & Balance	16 All Levels Yoga Strength & Balance	17 Yoga Basics Strength & Balance	18 Social Hour	19
20 Pickleball Club	21 Hiking Club All Levels Yoga Strength & Balance	22 Yoga Basics Strength & Balance Prickly Pumpkin Patch	23 All Levels Yoga Strength & Balance Community Safety Forum	24 Yoga Basics Mountain Biking Club Strength & Balance Food Truck Night	25	26 Spooky Carnival: Alien Invasion
27 Pickleball Club	28 All Levels Yoga Strength & Balance	29 Yoga Basics Strength & Balance	30 All Levels Yoga Strength & Balance Grapenuts: Cosmic Blind Tasting	31 Yoga Basics Strength & Balance		

EVENTS AND PROGRAMS

Fall Cookie Decorating Class

Tuesday, Oct. 1 | 5:30 to 7:30 p.m.
The Homestead
Ages 21+ | [\\$34](#)

Welcome fall by decorating your own set of fall themed cookies! Join Stencil Studio's cookie decorator to learn the basics of decorating, including how to outline and flood your cookies. All supplies, beverages and light bites included.



Gives: Fill the Trucks Donation Drive

Saturday, Oct. 5 | 9 a.m. to Noon
The Homestead Parking Lot

The Salvation Army will have trucks at The Homestead to collect new or gently used items. Donations are sorted for their boutiques, stores, bulk auction and/or recycle. Items that are worn, stained, ripped or broken cannot be accepted. Easy drive up and drop off with on-site volunteers.

Speaker Series: Blue Zones

Wednesday, Oct. 9 | 6:30 to 7:30 p.m.
The Homestead
Ages 21+ | [RSVP](#)

What's the secret to living longer? Blue Zones Project Scottsdale Executive Director, Sarah Kearney, will share information about this exciting community well-being initiative and nine insights on how you can start adding more good years to your life! Light bites and beverages included. Doors open at 6 p.m. Speaker begins at 6:30 p.m.

Women's Club: Bingo Night

Thursday, Oct. 10 | 5 to 7 p.m.
The Homestead
Ages 21+ | [\\$12](#)

It's game on! Join other ladies in the community to play Bingo and win prizes while enjoying light bites and beverages. Limited seating.

Social Hour

Friday, Oct. 18 | 5:30 to 6:30 p.m.
The Homestead
Ages 21+ | [RSVP](#)

Mingle on the veranda for a relaxing happy hour. These casual gatherings provide a nice way to end the week and chat with friends or get to know new neighbors. Light bites, beer and wine provided.

Prickly Pumpkin Patch

Tuesday, Oct. 22 | 4:30 to 5:30 p.m.
The Homestead
Ages 0-12 | [\\$12](#)

Bring your little pumpkin to the annual pumpkin patch! Residents will enjoy games, crafts and a memorable photo opportunity. Juice and cookies provided. Children must be accompanied by an adult; no fee for adults.



Community Safety Forum

Wednesday, Oct. 23 | 6 to 8 p.m.
The Homestead

Come learn what you can do to enhance the security of your home, what the Ranch Association does to protect the community, and how the City of Scottsdale collaborates with DC Ranch to create a safer environment.

Food Truck Night

Thursday, Oct. 24 | 5 to 7 p.m.
The Homestead

Enjoy a night off from cooking as some of the Valley's best food trucks roll into DC Ranch. [Moore Of That](#) will serve up comfort food specialties while [Rockin Rollz](#) offers lobster rolls, sushi bowls and more.



Spooky Carnival: Alien Invasion

Saturday, Oct. 26 | 6 to 8 p.m.
The Homestead
All ages | [\\$12](#)

Prepare for some extraterrestrial excitement and watch the cosmos collide at this DC Ranch Signature event. Residents should put on their best costume to enjoy an evening of intergalactic games, an interactive DJ, cosmic buffet and out of this world treats! Registration price increases to \$15 after Oct. 18.

Grapenuts: Cosmic Blind Tasting

Wednesday, Oct. 30 | 6 to 8 p.m.
The Homestead
Ages 21+ | [RSVP](#)

Embark on an intergalactic evening of blind wine tasting. The mission: bring a bottle of your favorite wine for fellow space travelers to figure out the varietal, region, and flavor profile without the guidance of labels. It could be space, alien or spooky themed! Engage in stellar conversation as the hidden identity of each bottle is uncovered. Light bites provided.



Business Use Policy

OBJECTIVE:

Section 3.2 of the DC Ranch Community Council Amended and Restated Declaration of Covenants and Easements provides the basis for the Community Council Board to adopt, modify and repeal rules governing the access to and the use of the Community Centers. This policy sets forth the rules for homeowners, tenants and commercial property owners utilizing the Community Council shared use amenities including the Community Centers, Market Street Park and the Path and Trail system for private for-profit and/or non-profit business.

Business use of Community Center and shared use amenities:

Requests for use of Community Center and park amenities for business related activities will be reviewed on a case by case basis, but are generally not allowed. The Council reserves the right to disapprove any request at any time with or without cause.

For-Profit and Non-Profit Business

Homeowners, tenants and commercial property owners are not allowed to conduct any for-profit or non-profit business utilizing the Council shared use amenities without prior approval from the properly appointed Community Council representative. This includes and is not limited to personal training, coaching, programs, events, solicitation and other services conducted on council property with the express outcome benefitting the individual or business entity.

For-profit and non-profit businesses may contact the Community Council for prior authorization to conduct for-profit or non-profit business. Businesses will be subject to the Council rental guidelines and associated fees. Space is limited and not guaranteed.