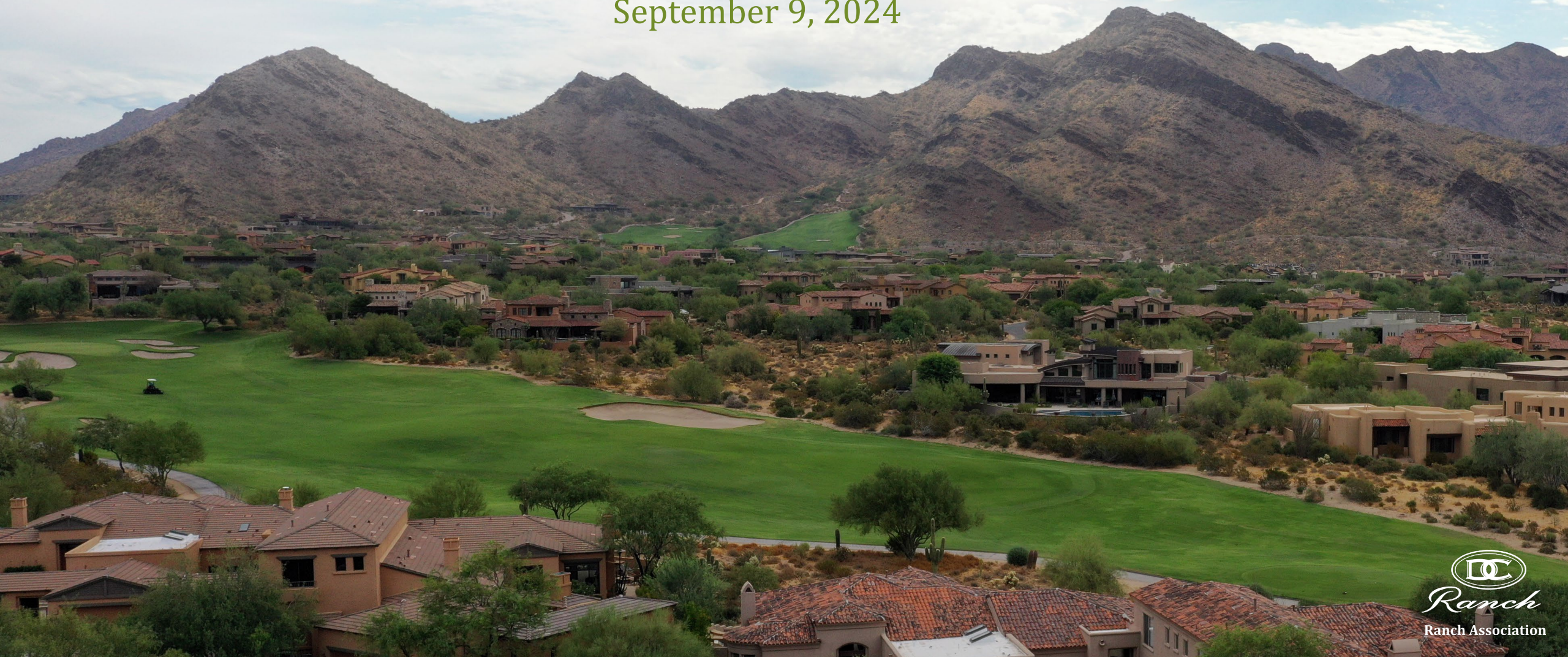


DC Ranch Association Board of Directors Meeting

September 9, 2024



Welcome

If everyone is moving forward together, then success takes care of itself. -Jorge Flores Jr.

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
- Executive Director's Report
- Old Business
 - Consider Award of Paint Contract for Market Street Villas
 - Consider Revised Timeline and Approach for CPGA RFP
- Determine Approach for:
 - Analysis of Road Reports and Setting Action Plan
 - Research and Recommendation of Funding Options for Major Initiatives
- New Business
 - Consider Amendment to Policy 101
 - Consider Appointment of Chair for CPGA Committee
- Committee Reports
- 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



Daniel Galindo | The Haciendas NVM

- Daniel has been a DC Ranch Resident for 15 years and an NVM for 8 months.
- Daniel is practicing board-certified prosthodontist in Scottsdale and has been involved in opening state-of-the-art dental implant centers in Phoenix and Chandler.
- Daniel enjoys spending time with family and friends at their DC Ranch home or at their mountain retreat in Forest Highlands in Flagstaff. He and his family like to travel, play golf, tennis and pickleball.
- Daniel moved to DC Ranch 15 years ago after living in north Scottsdale; the charm of the neighborhood and the great community feeling from DC Ranch were attractions.
- Daniel became the NVM for The Haciendas neighborhood because he was concerned about maintaining DC Ranch's high standards and beautiful aesthetic appeal. He believes his involvement will help preserve the neighborhood's charm.

President Comments | NVM Spotlight

Jim Sullivan | Country Club Iron Rings/Hideaway NVM



- Jim has been a DC Ranch Resident for 12 years and an NVM for 8 years.
- Jim's working career involved living and traveling internationally. He spent over 10 years working in Arizona and upon retirement in 2012 moved to Scottsdale permanently.
- Since Jim's retirement, he enjoys golfing, reading, traveling and spending time with family and friends.
- Jim served as a member of the DC Ranch Master Plan Committee and has been a member of the Resident Group for several years.
- Jim became an NVM to do his part representing his neighborhood in this wonderful community. DC Ranch has established a great reputation as one of the best communities in Arizona through good governance, management of events, landscaping, conduct and housing standards. He feels it is very important for residents to be informed and to participate in sustaining the quality of life in DC Ranch.

Consent Agenda

- Board Meeting Minutes
 - August 5, 2024 Regular Meeting Minutes
 - August 19, 2024 Special 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

- *Personnel.* Congratulations to Larry Cowles on his retirement, and welcome new Director of Modifications and Standards Kim Visser. We wish Meghann Hill, Deputy Executive Director, well as she departs for a new opportunity. Recruitment is underway for her replacement. Thanks to the entire Ranch Association team for their on-going commitment and dedication as we work to fill open positions.
- *Scottsdale Police Community Forum Report.* The Executive Director attended Scottsdale PD's community forum in early September, where the following was reported:
 - Crime trends are anticipated to increase going into fall, particularly at trailheads. Residents are encouraged to lock vehicles, and to not leave valuables in cars.
 - Theft groups from Chile and Columbia are active in California; residents are encouraged to be vigilant.
 - The "drone as first responder" program is in development.
 - Lt. Cody Dikeman from the Public Order Unit outlined their approach to civil unrest and protests.

Executive Director's Report - Landscape

- The selective removal of tree stakes from the 1st phase of replacement Elm trees in Arcadia is underway.
- Sun Country completed tree replacements in Market Street Park.
- Prescribed pruning of the trees in the Thompson Peak medians and the east roadside from Legacy north to Windgate Pass Dr. is complete.
- Firewise work is finishing up in Haciendas, moving to Rosewood in a week, and then to Desert Haciendas.
- Seasonal pre-emergent and post-emergent common area weed management should be complete by late September/early October.
- The team is preparing for winter turf transition in the month of September. Verti-cutting of all turf will begin on Sept. 23.
- Ryegrass seed is scheduled to be delivered mid-September. Staff obtained reduced pricing for Ryegrass seed, from the 2023 pricing of \$1.62/pound down to \$1.43/pound.

Executive Director's Report - Maintenance

The Maintenance Team completed the following:

- Weekly light check at North Country Club
- Weekly light check and repairs at PU1 & PU2
- Weekly light check at paths and trails throughout DC Ranch



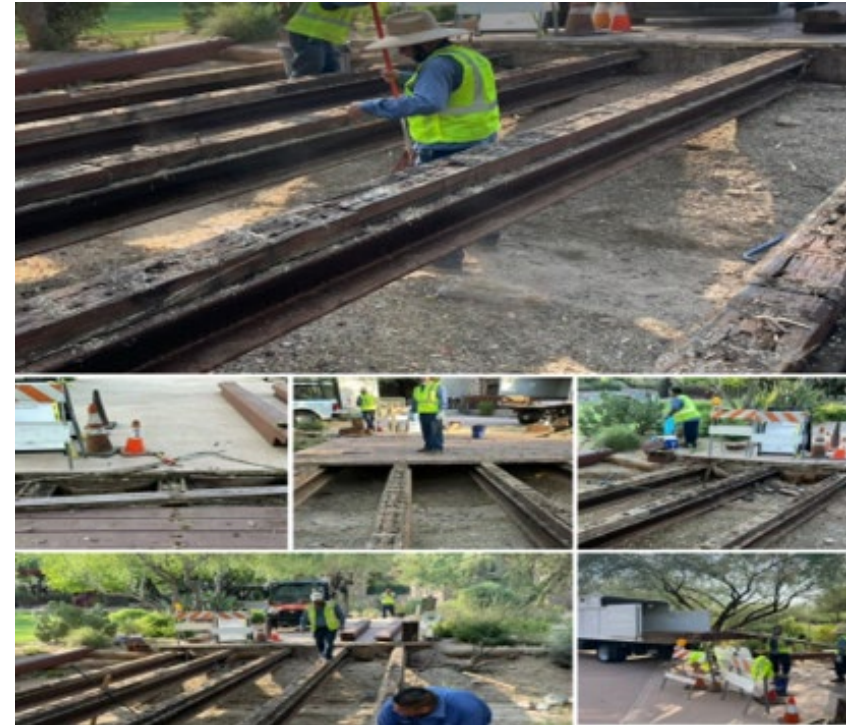
Executive Director's Report - Maintenance

- Mailbox Repairs in Camelot
- Pest control in Camelot Common Area
- Monsoon storm debris clean up at underpass – Hacienda
- Monsoon storm debris clean up at Market Street Villas
- Water Feature Services (The Grove, Jacaranda & Ethels garden) – Windgate
- Repaired & Paint Split Railing Fence – 103rd and Rob's Camp – Windgate
- Replaced damaged motor from water feature – East Courtyard Sterling



Executive Director's Report - Maintenance

- Water Feature Bubbler Service – Terrace Homes East
- Removed rat nest by mailbox – Desert Hacienda
- Finished restoration of walking bridge at Market Street Park.



Executive Director's Report - Maintenance

Completed work at Desert Camp Community Center including:

- Repaired walking bridge by the green area
- Repaired and painted walking bridge by the tennis court
- Painted walking bridge by the playground



Executive Director's Report - Maintenance

- Onboarding new Landscape & Maintenance team members
- Participated in CPR & AED First Aid Training



Summary of Community Patrol and Gate Access

Scottsdale PD Security Monitoring Center Visit

- 5 members of SPD visited West Gate to observe the Security Monitoring Center
- All positive feedback and they like the clarity of DC Ranch cameras
- Mentioned participation in their RTCC (Real Time Crime Center), which would grant limited access to DC Ranch camera systems to observe in real time during incidents (no recording)

Scottsdale PD RTCC Tour Scheduled

Real time Crime Center personnel monitor over 6,000 cameras in the city of Scottsdale.

- Other HOAs throughout Scottsdale have authorized the RTCC to access their camera systems while actively following crimes



Summary of Community Patrol and Gate Access

East Gate Lighting Upgrades

DC Ranch Maintenance modified and upgraded the lighting setup similar to West Gate, including replacement of bulbs and broken fixtures, adding increased visibility within DC Ranch standards.



Executive Director's Report

- Budget Update – Director of Finance and Administration Dee Nortman

Old Business

- Consider Award of Paint Contract for Market Street Villas
 - *Recommendation: Authorize the Executive Director to contract the Market Street Villas Paint Project with the Board-preferred vendor, with funding to come from the Reserve.*
- Consider Revised Timeline and Approach for Community Patrol and Gate Access RFP

Old Business

- Determine Approach for
 - Analysis of Road Reports and Setting Action Plan
 - Research and Recommend Funding Options for Major Initiatives
 - *Recommendation:*
 - *Designate an ad hoc committee to meet with consultant Michael Frank and staff to evaluate the Asphalt/Road Study findings in detail and proposed a recommended course of action for Board consideration*
 - *Designate an ad hoc committee to evaluate cost estimates and research, evaluate and recommend various funding options for major initiatives*

New Business

- Consider Amendments to Policy 101
 - Highlights of major changes:
 - Change in composition (previously approved by Board)
 - Requires review of policies on an as needed basis
 - Terms moved from one year to two-year, staggered for continuity
 - Policy 102 requires: *When the Policy Committee recommends a new policy or a change to a policy and prior to the Board of Directors formal vote, community members shall be provided with a 30-day comment period, where they are afforded an opportunity to provide input and comment on the proposed policy. The proposed policy or policies will be posted on DCRanch.com and notice regarding the posting will reflect in the weekly This Week on the Ranch e-mail to DC Ranch residents.*
 - Recommendation: *The Board authorize posting of the proposed amendments to Policy 101 for resident review and comment in accordance with Policy 102.*

New Business

- Consider Appointment of CPGA Committee Chair
 - *Recommendation: To appoint a Board Director to serve as Chair of the CPGA Committee effective Sept. 9, 2024*

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. 16, 2024: Candidate Forum at The Homestead
- Oct. 7, 2024: Ranch Association Board Meeting
- Oct. 23, 2024: Community Safety Forum

Adjournment