



**DC Ranch Association – Board of Directors
Regular Meeting Minutes
September 9, 2024
The Homestead Community Center and Zoom
Started 6:04 p.m. / Ended 7:59 p.m.**

Chaired By: Don Matheson

Board Members Present: Don Matheson, President; Iryna Sukhovolets, Vice President; David Underwood, Treasurer; Marla Walberg, Secretary; Dr. Phil Geiger, Director; David Young, Director

Board Members Absent: John Shaw, Director

Staff Attendees: Jenna Kohl, Executive Director, Dee Nortman, Director of Finance & Administration; Davina Lunetta, Project Manager and Patrol Services Manager; Jeff Shaw, IT Manager; Alexis Firehawk, Attorney
Cheri Maki, Executive Assistant (Recorder)

I. Call to Order / Establishment of Quorum

Mr. Matheson called the meeting to order at 6:04 p.m. A quorum was established with six directors present.

II. Adopt Agenda

Mr. Underwood motioned to adopt the agenda. Mr. Young seconded. The motion passed unanimously.

III. President's Comments

Mr. Matheson complimented the Board committee members on the excellent work they're doing. He also commented that Jenna Kohl and her staff are doing a stellar job adjusting to the new organizational restructuring.

Ms. Kohl welcomed new Neighborhood Voting Members (NVMs) - Daniel Galino, representing The Haciendas and Jim Sullivan, representing Country Club Iron Rings/Hideaway.

IV. Consent Agenda

- a. Aug. 5, 2024, Regular Meeting Minutes
- b. Aug. 19, 2024, Special Meeting Minutes

Mr. Underwood motioned to approve the consent agenda. Mr. Young seconded. The motion passed unanimously.

V. Executive Director Report

Ms. Kohl provided the Personnel update, where she congratulated Larry Cowles, former Director of Modifications and Standards on his retirement, welcomed his replacement, Kim Visser, and wished Meghann Hill, former Deputy Executive Director, farewell.

Ms. Kohl highlighted areas of the Scottsdale Police Community Forum Report including an anticipated uptick in crime trends going into fall, and the developing “drone as first responder” program. She reminded residents to submit requests for any past or upcoming lighting/landscaping modifications. Ms. Kohl discussed the advantages of having a Neighborhood Watch program. Ross Heyl at the City of Scottsdale can provide more information on how to get involved.

Next, Ms. Kohl went over the Landscape and Maintenance reports, and summary of Community Patrol and Gate Access activity, (specific details are available on dcranch.com website).

Dee Nortman, Director of Finance and Administration gave an update on the 2025 budget development. The largest areas of expense for the Ranch Association are Employee Costs, Community Patrol and Gate Access, and Reserves, which collectively make up approximately 80% of the budget.

Community Patrol and Gate Access – Current contract is ending at the end of this year. The RFP is in progress. The current budget figures reflect an estimated 15% increase in the current year’s costs.

Reserve increases in the current budget draft reflect an 8.5% increase – this is before any adjustments for road replacement.

On a cumulative basis, assessments are estimated with a 10.5% increase. Total assessment increases for the various neighborhoods range from 5% to 15%, based on the specific costs.

Lastly, Ms. Nortman provided the following upcoming meeting dates and comments:
Monday, September 30th - Finance Committee meeting, (an operating budget draft consolidated by neighborhood will be sent to the Committee members and the Board no later than September 23rd).

- Monday, October 7th – Regular Board Meeting, (an updated budget draft will be presented at the Regular Board Meeting).
- October 21st – Public Budget Session
- November 4th – Regular Board Meeting, (2025 budget to be approved).

Discussion ensued. Board members recommended that the Finance Committee should be involved earlier in the budget development process to provide their insights before the initial draft is sent out and requested a pre-budget planning meeting. Ms. Nortman agreed to arrange a meeting between the Finance Committee and herself at the Ranch Offices before the end of the month.

Dr. Geiger motioned to have a separate Open Board Meeting within the next two weeks to discuss the 2025 budget goals and parameters with the Finance Committee and Finance Staff. Mr. Underwood seconded. There was a brief discussion. Mr. Matheson conducted a roll call vote with five ayes (Matheson, Walberg, Underwood, Sukhovolets, Geiger and one nay (Young). The motion carried.

VI. Old Business

- a. Consider Award of Paint Contract for Market Street Villas

Dr. Geiger motioned to award the Market Street Villas Painting contract to Advanced Painting, with funding to come from the Reserve. Discussion ensued. Mr. Matheson conducted a roll call vote with five ayes (Matheson, Walberg, Underwood, Geiger) and one nay (Sukhovolets). The motion carried.

- b. Consider Revised Approach and Timeline for Community Patrol and Gate Access RFP

Item tabled. No action was taken.

- c. Determine Approach for:
 - i. Analysis of Road Reports and Setting Action Plans
 - ii. Research and Recommendations of Funding Options for Major Initiatives

Items tabled. No action was taken.

VII. New Business

- a. Consider Amendment to Policy 101

Mr. Young motioned to have the Board authorize posting of the proposed amendments to Policy 101 for resident review and comment in accordance with Policy 102. Ms. Sukovolets seconded. Discussion ensued. Motion carried unanimously.

- b. Consider Appointment of Chair for CPGA

Ms. Sukovolets motioned to appoint Dr. Geiger to serve as Chair of the CPGA Committee effective September 9, 2024. Dr. Geiger declined. Mr. Young motioned to appoint Ms. Walberg to serve as Chair of the CPGA Committee effective September 9, 2024. Mr. Underwood seconded. The motion passed unanimously.

VIII. Committee Reports

- a. Budget and Finance - Mr. Underwood had no updates.
- b. Modifications Committee - Mr. Young reported that the Committee meets the first and third Tuesday of every month.
- c. Policy Committee - Ms. Walberg reported that the Committee will be having a meeting open to the public this Friday, September 13th at 1 p.m. at the Ranch Offices. The agenda is posted on the website.
- d. Community Patrol and Gate Access Committee – There were no updates. (Mr. Shaw was absent).
- e. Sustainability Committee – Ms. Sukhovolets reported that the Committee will be having a meeting open to the public this Wednesday, September 11th at 5 p.m. at the Ranch Offices.

IX. Member Open Forum

Time was provided for residents to discuss items not on the agenda.

X. Announcements

There were no announcements.

XI. Adjournment – Mr. Matheson adjourned the meeting at 7:59 p.m.