



**DC Ranch Association – Board of Directors  
Special Meeting Minutes  
September 9, 2024  
The Homestead Community Center and Zoom  
5 p.m. to 6 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 Present: Jenna Kohl, Executive Director; Alexis Firehawk, Attorney; Cheri Maki, Executive Administrative Assistant (Recorder)

**I. Call to Order / Establishment of Quorum**

Mr. Matheson called the meeting to order at 5:08 p.m. He then proceeded with a roll call, and a quorum was established with five directors present (Ms. Walberg arrived at 5:11 p.m.).

**II. Adopt Agenda**

Not applicable.

**III. Market Street Villas Paint Project Presentations**

- a. Mike Brizuela, owner of Titan Painting presented his best and final proposal. Mr. Brizuela answered questions from the Board related to labor and material warranties, project timeline, and painting crew expectations.
- b. Ken Miceli, owner of Advanced Painting presented his best and final proposal. Mr. Miceli answered questions from the Board related to labor and material warranties, project timeline, and painting crew expectations.

**IV. Adjournment** – Mr. Matheson adjourned the meeting at 5:55 p.m.