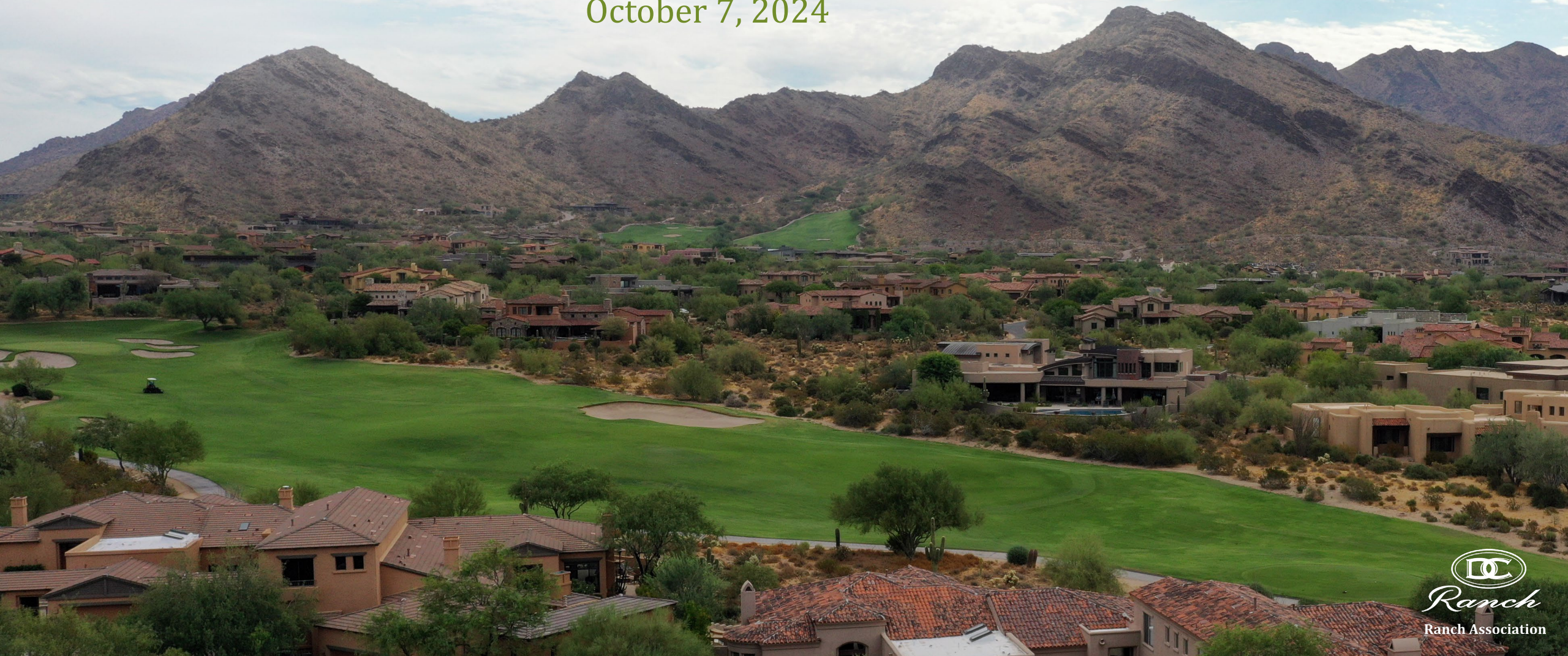


DC Ranch Association Board of Directors Meeting

October 7, 2024



Mission Statements

- **Ranch Association:** Emphasizing customer care and sustained property values. Protects fiscal and environmental assets. Provides professional financial, landscape, and maintenance staff. Manages security services.
- **Community Council:** Visioning and facilitating 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.

Mission Statements

	Ranch Association	Community Council	Covenant Commission
Mission	Professionally manage community assets to sustain property values and quality of life.	Facilitate a connected and welcoming community, enhance quality of life, promote engagement.	Ensure quality design within DC Ranch.
Major Operational Areas	Community Standards Modifications Landscape & Maintenance Community Patrol/Gates NVMs & Elections	Communications & Brand Community Centers Events, Programs, Clubs Public Affairs Paths & Trails Market Street Park	Design Review – Residential and Commercial
Board	7-members, elected by NVMs	7-members, self-appointed	5-members, self-appointed
Primary Funding Source(s)	Assessments	Assessments Benefit Fees Program Fees	Design Review Fees

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
 - September 9, 2024, Special Meeting
 - September 9, 2024, Regular Meeting
 - Advanced Painting Contract
- Executive Director's Report
- New Business
 - Appointment of Board Director
 - Engagement of Audit Firm
 - Anderson Contract Extension
 - Policy Amendments
- Committee Reports
 - Budget and Finance
 - Modification Committee
 - Policy Committee
 - Sustainability Committee
 - Community Patrol and Gate
- Member Open Forum | Announcements
- Adjournment

Roll Call

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



President Comments | NVM Spotlight

Pam Church | Market Street Villas NVM



- Pam has been a DC Ranch Resident for 5 years 8 months and an NVM for 4 years.
- Pam dedicated +30 years to marketing/advertising, then 10 years in leadership development and executive coaching with the Fortune 100 companies. Pam retired at the end of 2023.
- Pam's hobbies include travel, theater, museums, entertaining, reading, doting on her covid rescue cat and enjoying time with her husband.
- Pam has been an NVM since 2021, Community Council Resident group member, DC Ranch Ambassador, and member of the 2020 inaugural DCR Leadership Academy.

- Every neighborhood in DC Ranch is special but MSV has a wonderful mix of snowbirds and full-time residents. It is friendly and they love being able to walk to Market Street in minutes. She became an NVM because it is a great way to get to know her neighbors, help them get to know one another and facilitate initiatives that continue to improve the community, such as the paint review committee and expense control group.

President Comments | NVM Spotlight



Joyce Kressler | Villas at Desert Parks 1.12 NVM

- Joyce has been a DC Ranch Resident for 4 ½ years and an NVM for 2 years.
 - In Joyce's former life, she ran a non-profit organization, producing the largest performing arts festival in her region, and directed experimental arts programs for the National Science Foundation.
 - Joyce serendipitously found DC Ranch, after she decided to move from the east coast to be closer to family in Scottsdale. She "lucked out" with DC Ranch.
- Joyce joined the HOA (sub) board, now board president, to meet neighbors and support her community.
 - Joyce saw The Villas, a sub-association, having its own challenges because it functions somewhat in its own orbit independent of greater DC Ranch. For that reason, it seemed worthwhile to become an NVM liaison, as it means to keep her community informed in a "big picture," as well as to having voting representation when issues arise that affect everyone. A bonus has been that she has contact with other NVMs, who are invaluable sources for sharing practical operational information.

Consent Agenda

- September 9, 2024, Special Meeting Minutes
- September 9, 2024, Regular Meeting Minutes
- Approval of Contract with Advanced Painting for Market Street Villas Painting Project

Executive Director's Report

- *Ranch Office Move.* Tenant improvements are nearing completion. Pending City of Scottsdale issuance of the certificate of occupancy, the move from Market Street to Canyon Village is scheduled for Oct. 18 and 21, 2024.
- *MSV Painting Project.* Staff met with the contractor to set the schedule and project approach. Neighborhood communication has begun, the landscaping team is beginning site preparation, and the project lead met with the NVM. Phase I is scheduled to start Oct. 20.
- *Budget.* The Finance and Budget Committee and subcommittee, Board of Directors, and Staff are in budget development; two open budget sessions have been conducted to date, with the public budget meeting scheduled for Oct. 21
- *NVM Elections.* Applications now available online and are due Nov. 1. Forty-four NVMs serve the neighborhoods in DC Ranch.

Executive Director's Report - Landscape

- Ryegrass seed was delivered along with the topdressing mulch; however, due to the extreme daytime and nighttime temperatures, staff will delay the overseeding of certain turf areas
- Verti-cutting of all turf is complete
- Preparations are underway for the third phase of replacement of Elm trees in Arcadia



Executive Director's Report - Landscape

- Seasonal pre-emergent and post-emergent common area weed management has been completed
- The Homestead Community Center and Market Street Park were overseeded and will be ready in time for Halloween events
- Landscape team member Juaquin Rivas will begin training to fill an open Irrigation Technician position this week



Executive Director's Report - Landscape

- Staff started packing the landscape and maintenance office for the upcoming move to the new location at Canyon Village
- Staff is meeting with turf contractors to discuss park turf reductions along the streets in the neighborhoods of Park and Manor, Terrace Homes East & West, the Estates and Desert Haciendas
- Firewise work started in Desert Haciendas and will continue throughout the rest of the year

Executive Director's Report - Maintenance

- In Country Club Village, the following was completed: continued repairs on the split railing fencing, mailbox repairs, weekly light check of the north loop, sidewalk maintenance, monsoon sand debris removal
- In Windgate, the following was completed: water feature maintenance service at The Grove, Jacaranda & Ethels Garden; repaired pavers at the guard house for electrical project; finished lighting project proposal at the guard house
- In Horseshoe, the following was completed: Sterling East & West courtyard fountain repair



Executive Director's Report - Maintenance

- In Arcadia, the following was completed: cleaned oil spill by Legacy Park; gatehouse lighting project for security was completed
- For the Ranch Association, the following was completed: installed a yield street sign by the tennis courtyard; cleaned the Maintenance office; power washed several bollard light posts; and conducted light inspections in PU1 & 2
- For Council, the following was completed: removed damaged pots from park; conducted weekly light check at path & trails throughout DC Ranch



Executive Director's Report - Maintenance

- In Market Street Villas, the following was completed: repaired several light fixtures
- In Rosewood, the following was completed: painted a portion of the common wall that had faded
- In Pioneer, the following was completed: cleaned an oil spill

Executive Director's Report - CPGA

- Provider Update:
 - Anderson Security:
 - New Interim Account Manager: Michael Thorstad
 - Contract extension negotiations ongoing to ensure comprehensive evaluation CPGA RFP candidates
- E-Bike Issues:
 - Ongoing collaboration with Scottsdale Police Department's Park Ranger Unit for monitoring and enforcement
 - In-person meeting scheduled for week of October 7, 2024
- Copper Ridge School Monitoring:
 - CPGA Patrol documented e-bike traffic
 - Report shared with Community Council, who has engaged with the school's principal
 - Coordination with Scottsdale Police for further action



New Business

- Appoint a Board Director to fill the term of Director John Shaw
 - *Per the bylaws, 3.5. Vacancies. In the event of the death, disability, or resignation of a director, the Board may declare a vacancy and appoint a successor to fill the vacancy until the next annual meeting, at which time Voting Members may elect a successor for the remainder of the term.*
 - *Recommendation: Appoint a Board Director for a term of Oct. 7, 2024, to April 7, 2025.*

New Business

- Consider Engagement of Audit Firm
 - *Recommendation: Staff recommends the Board approve the revised engagement agreement with Butler Hansen for 2024 audit and tax work.*

New Business

- Consider Extension of Contract with Anderson Security
 - Allows for robust review of proposals received through the RFP process and provides opportunity to evaluate services for cost efficiencies
 - Timeline:
 - RFP Review Continues through February 2025
 - Transition (if applicable) Process, Service Evaluation, and Contract Negotiations March 1 to June 30, 2025
 - New Contract Effective July 1, 2025
- *Recommendation: Authorize the Executive Director to negotiate a contract extension with Anderson Security through June 30, 2025, for final Board consideration at the Nov. 7, 2024 Board meeting, and to execute a temporary memorandum of understanding with Anderson now to confirm that intention.*

New Business

- Consider Amendments to Policies
 - 102: Policy on Development and Management of Policies
 - 107: Neighborhood Committees
 - 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.*

New Business

- Policy 102: Policy on Development and Management of Policies
 - Highlights of major changes:
 - Changes member comment period from 30 days to 20 days
 - Changes policy review requirement from annually to as needed
 - Corrects numbering methodology for policies

New Business

- Policy 107: Neighborhood Committees
 - Highlights of major changes:
 - Clarifies and streamlines the process for Board consideration

Committee Reports

- Budget and Finance
- Modification Committee
- Policy Committee
- Sustainability Committee
 - Obtain Board feedback on proposed composting initiative
- Community Patrol and Gate

Member Open Forum



We want to hear from residents
(three-minute limit).

Please raise your hand to be called
upon to speak.

Announcements

- Budget Meeting – Oct. 21, 2024
- Community Safety Forum – Oct. 23, 2024
- Regularly Scheduled Board Meeting – Nov. 4, 2024

Adjournment