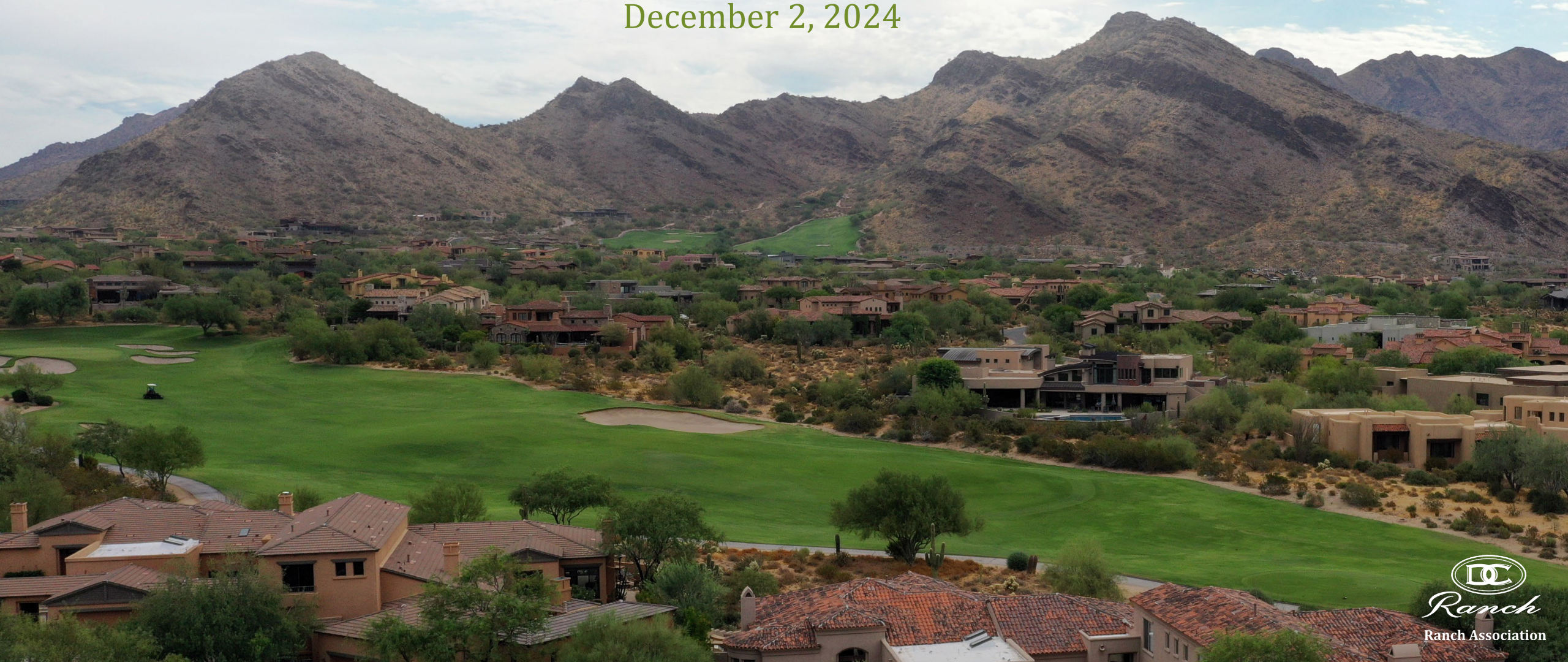


DC Ranch Association Board of Directors Meeting

December 2, 2024



Welcome

“The greatness of a community is most accurately measured by the compassionate actions of its members.”

– *Coretta Scott King*

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:
 - Nov. 4, 2024 Minutes
 - Nov. 11, 2024 Minutes
- Executive Director's Report
- Old Business: Overview of Firewise Program and Discussion of Next Steps
- New Business: Consider 2025 Meeting Schedule
- Committee Reports
- Member Open Forum
- Announcements
- Adjournment

Roll Call

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



President's Comments

Consent Agenda

- Board Meeting Minutes
 - Nov. 4, 2024, Board Meeting Minutes
 - Nov. 11, 2024, Special Board 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

- Board-approved revisions to Policy 101 have been posted on DCRanch.com.
- The contract with Anderson has been extended through June 30, 2025; the roundtable discussion will be scheduled soon.
- Community directional signs will be redone to reflect the change in location for the Ranch Office; the communications team developed a map to aid in locating the office, and exterior signage will be installed.
- Kudos to the Park & Manor neighborhood for pursuing Neighborhood Watch status through the City of Scottsdale.
- Per the Standards for Conduct DCR-22, political signs must be removed no later than fifteen days after an election.

Executive Director's Report

- NVM Elections are underway, with ballots due Dec. 6 at 5 p.m.
- E Bike safety reminders have been sent out; please follow all laws and safety practices.
- Staff is meeting with City representatives to discuss traffic, primarily dealing with 91st Street – the new signal, 91st extension, and 91st and Trailside View intersection. NVMs from nearby neighborhoods will be included.
- The Budget & Finance Committee and staff met (twice thus far) with Frank Civil to review the proposed road improvement plan.

Executive Director's Report

- **Upcoming:**

- NVM Appreciation – Dec. 4, 2024
- Desert Camp Community Center Grand Opening – Dec. 7, 2024
- Next Regularly Scheduled Board Meeting – Jan. 6, 2025

Executive Director's Report - Landscape



In November, the team has focused on re-vegetation of the Desert Camp Community Center (DCCC), including re-seeding the pool steps with ryegrass, implementing landscape enhancements, and preparing for the re-opening on December 7. The team has overcome obstacles and worked diligently to ensure the DCCC's landscaping (non-construction-related) is restored to a fresh, like-new appearance.

Executive Director's Report - Landscape



Executive Director's Report - Landscape

- Wildflower plots have been planted; spring blooms should appear beginning in early March
- Ryegrass is thriving after its first mowing, and the first round of Nitro Verde (24-3-3) fertilizer was scheduled to be applied in late November.



Executive Director's Report - Landscape

- The irrigation team is now fully staffed, and two recently promoted Irrigation Technicians are quickly adapting and making strong progress in their training.
- Welcome new Landscape Team member, Tomas Ponce. Tomas, who previously worked with Enchanted Garden Landscape, has quickly integrated into Francisco Gonzalez's team and is already making valuable contributions.
- Thanks to Ranch Association Board members who participated in wishing the Landscape and Maintenance teams a happy Thanksgiving.

Executive Director's Report - Maintenance

- Completed weekly inspections and repairs of lighting systems at North Country Club, PU1 & PU2, as well as throughout paths and trails within DC Ranch.
- Replaced, repaired, and repainted split-rail fencing at the Country Club, East Gate, and Desert Camp (on-going, nearing completion).
- Repaired and serviced The Grove, Jacaranda, and Ethel's Garden water features.
- Painted the garden pergola as well as exterior walls of the Desert Camp Community Center.

Executive Director's Report - Maintenance

- Installed holiday decorations, spreading festive cheer throughout DC Ranch.



Summary of Community Patrol and Gate Access

- **Leadership Transition:** Welcomed Roy Stanifer as the new CPGA Account Manager for Anderson Security. Successfully completed a two-week onboarding program for Roy, ensuring a seamless introduction to both Ranch Association and Community Council.
- **Operational Improvements:** Enhanced collaboration with Anderson Security to optimize patrol and gate operations. Recommended and implemented a leadership review process, resulting in improved service alignment with community standards.
- **Community Engagement:** Strengthened relationships between CPGA team members and residents through proactive communication and visible improvements at gates and patrol areas.
- **RFP Process Progress:** Continuing work on the CPGA RFP timeline. Candidate responses submitted by November 9. Site visits scheduled. Committee review and report preparation ongoing for Board presentation in early 2024.

Old Business

- Overview of Firewise Program and Discussion of Next Steps
 - *Recommendation: That the Board authorize continuation of the program by funding two full-time landscape positions that will be dedicated to special projects including Firewise maintenance in the 2025 budget and in perpetuity in the amount of \$167,000 (of which \$20K as one-time cost) as a commitment to maintaining the community's investment in the program and taking long-term steps to mitigate negative impacts of wildfires.*

Old Business

Firewise Program Overview

- \$1.1M invested over 3 years to treat 47.5 acres, enhancing community safety.
- Achieved Firewise Certification in 2023 and re-certification in 2024.
- Significant reductions in wildfire risks through fuel removal and invasive species elimination.
- Grants earmarked in 2024: \$132K for Phase 3 and \$256K for Phase 4.
- Transition to in-house Hotshot Crew offers \$154,465 in annual savings (proposed).



Old Business

Firewise: Key Recommendations & Cost Savings

Recommendations:

1. Continue the Firewise Program to protect the \$1.1 investment and enhance safety.
2. Establish standards requiring homeowners near NAOS to maintain Firewise compliance.
3. Adopt the in-house Hotshot Crew model for cost efficiency and operational flexibility.

Cost Comparisons:

1. Vendor Average Annual Cost: \$309,980
2. Hotshot Crew Annual Cost: \$137,000
3. Annual Savings: \$154,465



(2022)



(2024)

New Business

Consider 2025 Meeting Schedule

- Recommendation: That the Board approve a meeting schedule for 2025.
- The meetings, as presented, are on Monday evenings.
- Board Director requested consideration of Tuesday evenings.
- Tuesday evenings can be accommodated.
- Board to determine if regularly scheduled meetings remain on Mondays or change to Tuesdays in 2025.

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 Marla Walberg
- 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

- NVM Appreciation – Dec. 4, 2024
- Desert Camp Community Center Grand Opening – Dec. 7, 2024
- Next Regularly Scheduled Board Meeting – Jan. 6, 2025

Adjournment

