



Ranch[®]
Community Council

Board of Directors Meeting Minutes
REGULAR MEETING
September 26, 2024
The Homestead Community Center | Zoom
5:30 p.m.

Board Members Present:

Ethan Knowlden, President
Elizabeth Kepuraitis, Vice President
Ron Belmont, Director
Dinesh Kikwani, Director
Heidi Rosner, Director

Board Members Absent:

Rolland Dickson, Director
Kris James, Director

Staff Present:

Jenna Kohl, Executive Director
Cheri Maki, Executive Assistant (Recorder)
Jona Davis, Deputy Executive Director
Dee Nortman, Director of Finance & Administration
Lynette Whitener, Events & Recreation Director
Victor Diaz, Community Center Manager
Jackie Flores, Community Center & Amenities Dir.
Torrie Walker, Jr., Activities & Recreation Coordinator
Daniel Printz, Community Center Concierge

I. Call to Order

President Knowlden called the meeting to order at 5:32 p.m. Quorum established with five Directors present.

II. Approval of Previous Minutes

Ms. Kepuraitis motioned to approve the minutes from the September 26, 2024, board meeting. Mr. Belmont seconded the motion. The motion carried.

III. President's Report

- **Governance Committee:** Mr. Knowlden and Mr. Belmont discussed budget and staffing with the Ranch Association.
- **Nominating Committee:** Mr. Knowlden, Ms. Rosner, and Mr. Belmont will form a committee to find replacements for expiring board positions.

- **Business Use Policy:**

Mr. Belmont motioned to approve the proposed Business Use Policy that prohibits homeowners, tenants, and commercial businesses owners from participating in private for-profit or non-profit activities at the community centers. Mr. Kakwani seconded the motion. The motion carried.

VII. New Business

- **Audit Firm Engagement:**

Mr. Knowlden motioned to approve the revised engagement agreement with Butler Hansen for 2024 audit and tax work. Ms. Kepuraitis seconded the motion. The motion carried.

- **End of Year Purchases:**

Mr. Knowlden motioned to approve the end of year purchase except for the customized drone show in an amount not to exceed \$67,900. Ms. Kepuraitis seconded the motion. The motion carried.

VIII. Other Comments

No audience questions.

IX. Adjournment

Mr. Knowlden adjourned the meeting at 7:02 p.m.

Minutes submitted by Cheri Maki

Minutes attested by:



Dinesh Kakwani
Community Council Secretary/Treasurer

Nov 7, 2024

Date