



**DC Ranch Association – Board of Directors
Regular Meeting Minutes
October 7, 2024
The Homestead Community Center and Zoom
6 p.m.**

Board Members Present: Don Matheson, President; David Underwood, Treasurer; Marla Walberg, Secretary; Dr. Phil Geiger, Director; David Young, Director
Board Members Absent: Iryna Sukhovolets, Vice President
Staff Attendees: Jenna Kohl, Executive Director, Dee Nortman, Director of Finance & Administration; Davina Lunetta, Project Manager and Patrol Services Manager; Mike Wells, Director of Operations; Jeff Shaw, IT Manager; Cheri Maki, Executive Assistant (Recorder)

I. Call to Order / Establishment of Quorum/Adopt Agenda

Mr. Matheson called the meeting to order at 6:07 p.m. A quorum was established with five directors present.

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

II. President's Comments

Mr. Matheson commended Mr. Young and the Modifications Committee, as well as Ms. Walberg and the Policy Committee, for their continued progress in their respective areas.

Ms. Kohl recognized the Neighborhood Voting Members (NVMs): Pam Church, representing Market Street Villas, and Joyce Kressler, representing Villas at Desert Parks.

III. Consent Agenda

Mr. Underwood moved to approve the minutes from the September 9, 2024 Special Meeting and the September 9, 2024 Regular Board Meeting. Mr. Young seconded the motion. The motion passed.

Dr. Geiger moved to approve the Advanced Painting Contract for the Market Street Villas Painting Project. Ms. Walberg seconded the motion. The motion passed.

IV. Executive Director Report

Ms. Kohl provided an update on the following items:

- Ranch Office Move
- MSV Painting Project
- 2025 Budget Development Schedule
- NVM Elections
- Current Landscaping and Maintenance Work
- Anderson Security
- E-Bike Issues
- Copper Ridge School Monitoring
(Specific details are available on dcranch.com website)

V. Old Business

No report.

VI. New Business

Ms. Walberg moved to appoint Karen Gallivan as interim Board Director for the term of October 7, 2024 through April 7, 2025. Mr. Young seconded the motion. The motion passed.

Ms. Nortman informed the Board that the Butler Hansen audit firm is requesting a 20% increase in their third-year contract due to rising staffing costs and increased complexity of work. She recommended approving the request.

Dr. Geiger moved to approve Butler Hansen at their current negotiated rate for the 2024 audit and tax work. Ms. Walberg seconded the motion. Discussion followed.

Mr. Young moved to offer a 7.5% increase. Mr. Underwood seconded the motion. Further discussion ensued. Mr. Matheson called for a vote. The motion passed with three votes in favor (Underwood, Young, Matheson), two votes against (Walberg, Geiger).

Ms. Kohl requested that the Board consider extending the contract with Anderson Security for six months, allowing additional time to review proposals received through the RFP process and evaluate services for cost efficiencies.

Dr. Geiger moved to authorize the Executive Director to negotiate a contract extension with Anderson Security through June 30, 2025, with final Board consideration at the November 4, 2024 meeting. The motion included executing a temporary memorandum of understanding with Anderson Security to confirm this intent. Mr. Underwood seconded the motion. Discussion followed. Mr. Matheson called for a vote. The motion passed with two votes in favor (Underwood, Walberg), one against (Young), and one abstention (Matheson).

Ms. Walberg, Policy Committee Chair, proposed changes to Policy 102, including:

- Reducing the member comment period from 30 to 20 days
- Changing the policy review requirement from annually to "as needed"
- Correcting the numbering methodology for policies

Additionally, she proposed changing the name in Policy 107 from “Neighborhood Committee” to “Neighborhood Advisory Committee.”

Mr. Underwood moved to authorize posting the proposed changes to Policies 102 and 107 for resident review and comment. Mr. Matheson seconded the motion. Mr. Matheson called for a vote. The motion passed with four votes in favor (Matheson, Underwood, Young, Walberg) and one against (Geiger).

VII. Committee Reports

- Budget and Finance: Mr. Underwood had no additional comments.
- Modifications Committee: Mr. Young reported that the Committee is working on streamlining processes. Kim Visser has joined the Committee. The next meeting will be held on Tuesday, October 22 at 3 p.m.
- Policy Committee: Ms. Walberg reported that the Committee will hold an open meeting on Friday, October 11 at 1:30 p.m. at the Ranch Offices.
- Community Patrol and Gate Access Committee: Ms. Walberg announced that she will chair the Committee following Mr. Shaw's resignation. The Committee is working on an RFP for CPGA and a new scoring methodology for evaluating proposals.
- Sustainability Committee: Ms. Kohl provided the report on behalf of Ms. Sukhovolets. The Committee is working on various initiatives, including recycling education, evaluating overseeding, and consulting with the City of Scottsdale's Sustainability Director. They are planning a meeting with City Water Conservationists. Ms. Kohl discussed the Recycled City and their composting program in partnership with Mill's. She asked for the Board's feedback on supporting the program. The consensus was that the Board supports the program if it does not require Staff involvement, and that the Community Council should take the lead.

VIII. Member Open Forum

Time was provided for residents to discuss items not on the agenda. Mr. LaPorte, Ms. Wahl, Mr. Petelia, and Ms. Barich offered comments.

IX. Announcements

Ms. Kohl announced that there will be an article on e-bike safety in the November edition of Ranch News.

X. Adjournment – Mr. Matheson adjourned the meeting at 7:38 p.m.