Community Council
Board of Directors Meeting Minutes
Budget Open Work Session
October 17, 2024

Attending:
Ethan Knowlden, President
Elizabeth Kepuraitis, Vice President - Virtual
Dinesh Kakwani, Treasurer/Secretary - Virtual
Ron Belmont, Director
Kris James, Director - Virtual
Rolland Dickson, Director
Heidi Rosner, Director

Staff Attending:
Jenna Kohl, Executive Director
Jona Davis, Deputy Executive Director
Dee Nortman, Director of Finance & Administration
Lynette Whitener, Events & Recreation Director
Cheri Maki, Executive Assistant (Recorder)
Daniel Printz, Facilities & Recreation
David Underwood, Ranch Association Board Member

I. Welcome
President Knowlden called the meeting to order at 5:34 p.m.

II. Presentation on Proposed 2025 Community Council Operating Fund Budget and Discussion

Ms. Kohl began by outlining the purpose of the session and providing an overview of the budget process. She emphasized the community's adoption of zero-based budgeting, which requires each budget item to be justified annually instead of relying on previous allocations. Ms. Kohl highlighted ongoing efforts to identify cost savings and the collaborative work between the Finance Committee, Board, and staff in preparing the budget proposal.

Ms. Davis then reiterated the Community Council's mission: to foster a connected and welcoming environment that instills pride in DC Ranch residents. She emphasized the importance of initiatives aimed at enhancing residents' quality of life and promoting the community's brand.

Ms. Nortman provided an overview of the assessment structure within DC Ranch, detailing the comprehensive budget development process that incorporates Board and Finance Committee directives, strategic plans, resident input, and reserve fund requirements.

Ms. Kohl presented key highlights from the proposed budget:
- Budget is balanced at $6.2M
- Assessments proposed to increase by 5% ($4/mo.)
- Revenue overall is projected to increase by 20% over prior year budget
- Benefit Fees are budgeted at $1,650,000
- Management fee covers costs between three entities