

# DC Ranch Association Board of Directors Meeting

February 4, 2025





# 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.

# 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.



# Roll Call

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



# Meeting Agenda

- Call to Order
- Roll Call / Establish Quorum / Adopt Agenda
- President's Comments
- Consent Agenda: Approval of Jan. 7, 2025 Meeting Minutes
- Executive Director's Report
- Old Business
- New Business: Modification Services | Cost Sharing Agreement | Policy 108
- Committee Reports
- Member Open Forum
- Announcements
- Adjournment

# President's Comments



Facilitate a connected and welcoming community, enhance quality of life, promote engagement.

## Community Council

### Major Operational Areas

Communications & Brand  
Community Centers  
Events, Programs & Clubs  
Public Affairs  
Paths & Trails  
Market Street Park

#### Board



7 members,  
self-appointed

#### Funding



Assessments  
Benefit Fees  
Program Fees

Professionally manage community assets to sustain property values and quality of life.

## Ranch Association

### Major Operational Areas

Community Standards  
Modifications  
Landscape & Maintenance  
Community Patrol/Gates  
NVMs & Elections

#### Board



7 members,  
elected by NVMs

#### Funding



Assessments

Ensure quality architectural design within DC Ranch.

## Covenant Commission

### Major Operational Areas

Design Review - Residential  
and Commercial

#### Board



5 members,  
self-appointed

#### Funding



Design  
Review Fees

# Consent Agenda

- Jan. 7, 2025 Regular Board Meeting Minutes

# Executive Director's Report

- March Meeting
  - Report on vendor access program and transponder updates
  - CPGA RFP recommendation
- Public Affairs Update
  - Scottsdale Bond Projects
  - Mack Industrial Project
  - Haven Residential Community
  - City Elections
  - State Land
- Board Strategic Plan Update Held Jan. 15
- NVM Orientation Held Jan. 22



# Executive Director's Report

- **Volunteer Appreciation Nominations Open, Due March 7**
  - Leadership - honors a resident who serves on a board or committee.
  - Philanthropy - honors a resident who champions a charitable cause within DC Ranch or the greater community.
  - Good Neighbor - honors a resident or Neighborhood Voting Member who is known for lending a hand to neighbors or volunteering in the community.
  - Youth - honors a young resident who volunteers in the community or demonstrates leadership qualities.
  - Community Partner - honors an individual, business or group who supports DC Ranch's mission of building community and connecting neighbors.

# Executive Director's Report: Communications

- The Communications Team supported the Ranch Association with various communications and initiatives in January, including:
  - Several Ranch-wide emails were sent on topics that included reminders about exterior lighting and clearing properties to reduce the risk of wildfire.
  - Residents were informed about open applications for the Community Patrol and Gate Access Committee.
  - Elizabeth Dankert, the Communications Manager, attended the NVM Orientation on Wednesday, Jan. 22 to educate about the various communication platforms and publications. NVMs were encouraged to be signed up for emails and texts and to spread the word in their neighborhood.

# Executive Director's Report - Landscape

- Staff is installing Santa Rita Prickly Pear in the column planters in Sterling.
- To improve visibility and safety, especially at higher speed intersections (35 mph and above), our landscaping crew trimmed and cleared overgrown vegetation from roadways.
- So far, we've eliminated over 15 large Desert Broom plants, and more than a dozen Fountain Grass clusters, with more removals planned.





# Executive Director's Report - Landscape

- New plantings have been completed at the gated entries of Arcadia, Windgate, and Horseshoe, enhancing the curb appeal of these neighborhoods.
- Our Path and Trails team has also added greenery around the Desert Camp basketball court, planting over a dozen new plants."





# Executive Director's Report - Landscape

- Our team responded to the high winds on January 23rd, clearing multiple fallen trees and large branches to ensure safety and access.
- Winter rejuvenation and renovation pruning is now underway in all neighborhoods.





# Executive Director's Report - Maintenance

## Maintenance Team:

- Repaired damaged fire access barrier markers at Cross Canyon.
- Completed the weekly light check at North Country Club, PU1 & PU2, and throughout the paths and trails at DC Ranch, including necessary repairs at PU1 & PU2.
- Completed drywall patching and replacement of burned ceiling lights at the Homestead Community Center.



# Executive Director's Report - Maintenance

- Our maintenance team recently repaired a damaged post for the digital speed sign at Cross Canyon in North Country Club and replaced a street sign in the Market Street Villas 2.3 greenbelt area.
- Phase 1 of the MSV paint project is now complete, including the installation of new address plates and doorknob repairs.





# Executive Director's Report - Maintenance

- Our maintenance team painted the wooden benches at T4b park and the wooden bridge on Horseshoe Canyon Dr., giving these areas a fresh look.
- Restroom facilities and drainage at the Horseshoe Gatehouse have been repaired.
- Electrical work outside the Desert Camp Community Center is now complete."





# Executive Director's Report - Maintenance

- Removal of the community's holiday decorations has been completed.



# 2024 Year-End Financial Report





# Statement of Revenue and Expense for the period ending December 31, 2024

	December 2024			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenue</b>						
Assessment	\$ 878,650	\$ 878,626	\$ 24	\$ 10,574,307	\$ 10,543,512	\$ 30,795
Non-Assessment	52,063	82,454	(30,391)	609,076	738,525	(129,449)
<b>Total Revenue</b>	<b>930,713</b>	<b>961,080</b>	<b>(30,367)</b>	<b>11,183,384</b>	<b>11,282,037</b>	<b>(98,653)</b>
<b>Expenses</b>						
Operating Expenses	762,454	894,090	(131,636)	8,607,953	9,094,505	(486,552)
Reserve/Capital Funding	180,211	180,211	-	2,187,532	2,187,532	-
<b>Total Expense</b>	<b>942,665</b>	<b>1,074,301</b>	<b>(131,636)</b>	<b>10,795,485</b>	<b>11,282,037</b>	<b>(486,552)</b>
<b>Operating Income/(Loss)</b>	<b>\$ (11,952)</b>	<b>\$ (113,221)</b>	<b>\$ 101,269</b>	<b>\$ 387,899</b>	<b>\$ -</b>	<b>\$ 387,899</b>
Reserve Income/(Loss)	128,745	205,211	(76,466)	1,640,115	291,115	1,349,000
Capital Income/(Loss)	(2,856)	(2,857)	1	(9,275)	(9,284)	9
<b>Total Net Income/(Loss)</b>	<b>\$ 113,937</b>	<b>\$ 89,133</b>	<b>\$ 24,804</b>	<b>\$ 2,018,738</b>	<b>\$ 281,831</b>	<b>\$ 1,736,907</b>

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Mgmt fee (\$139k)  
Interest \$33k  
CFD (\$26k)  
Other \$3k





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EE costs \$793k  
Mgmt fee (\$402k)  
Net Savings \$96k



# Balance Sheet at December 31, 2024

<b>Assets</b>			
	<u>12/31/2024</u>	<u>12/31/2023</u>	<u>Y/Y Change</u>
<b>Operating Cash</b>	\$ 2,058,174	\$ 1,602,148	\$ 456,025
<b>Reserve Funds</b>	13,343,091	11,711,519	1,631,572
<b>Capital Funds</b>	90,668	65,668	25,000
Accounts Receivable, Net	12,797	99,735	(86,938)
Intercompany Receivables	-	237	(237)
Prepaid Expenses	104,425	103,802	623
Interfund Transfers	54,848	112,498	(57,650)
Operating Lease RTU Asset	208,791	208,791	0
Other	44	43,571	(43,527)
<b>Total Current Assets</b>	<u>380,905</u>	<u>568,634</u>	<u>(187,729)</u>
<b>Fixed Assets</b>			
Property & Equipment	360,678	360,678	-
Depreciation	(352,520)	(318,245)	(34,275)
	8,158	42,433	(34,275)
<b>Total Assets</b>	<u>\$ 15,880,995</u>	<u>\$ 13,990,402</u>	<u>\$ 1,890,594</u>

<b>Liabilities/Equity</b>			
	<u>12/31/2024</u>	<u>12/31/2023</u>	<u>Y/Y Change</u>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 410,933	\$ 437,543	\$ (26,609)
Intercompany Payable	181,748	225,360	(43,613)
Accrued Expenses	120,726	160,781	(40,055)
Prepaid Assessments	325,561	274,964	50,597
Deferred Revenue	-	-	-
Interfund Transfers	54,848	112,498	(57,650)
Operating Lease RTU Asset	208,791	208,791	-
Other Current Liabilities	25,245	36,060	(10,814)
	<u>1,327,852</u>	<u>1,455,997</u>	<u>(128,145)</u>
<b>Long-Term Liabilities</b>			
Other	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
<b>Equity</b>			
Operating Equity	737,860	737,860	-
Reserve Equity	11,688,444	11,688,444	-
Capital Equity	108,101	108,101	-
CY Net Income/(Loss)	2,018,738	-	2,018,738
	<u>14,553,143</u>	<u>12,534,405</u>	<u>2,018,738</u>
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\$2.1 mil

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# Statement of Cash Flows

## for the period ending December 31, 2024

	<u>Current Month</u> Month Ended December 2024	<u>Year-to-Date</u> Year Ended December 2024
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net income (deficit) for period	\$ 113,937	\$ 2,018,738
Adjustments to reconcile net income (deficit)		
Depreciation	2,856	34,275
<i>(Increase)/Decrease in:</i>		
Accounts receivable	133,187	86,938
Intercompany receivables	-	237
Prepaid expenses	17,927	(623)
<i>Increase/(Decrease) in:</i>		
Accounts payable	13,006	(26,609)
Accrued expenses	(9,932)	(40,055)
Prepaid assessments	58,052	50,597
Intercompany payables	(144,540)	(43,613)
Other liabilities	(17,787)	32,713
NET CASH FROM OPERATING ACTIVITIES	166,706	2,112,597
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchases of Property, Plant & Equipment	-	-
NET CASH FROM INVESTING ACTIVITIES	-	-
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Principal payments of long-term debt	-	-
NET CASH FROM FINANCING ACTIVITIES	-	-
<b>NET INCREASE (DECREASE) IN CASH</b>	<b>166,706</b>	<b>2,112,597</b>
CASH, BEGINNING OF PERIOD	15,325,227	13,379,335
<b>CASH, END OF PERIOD</b>	<b>\$ 15,491,933</b>	<b>\$ 15,491,933</b>

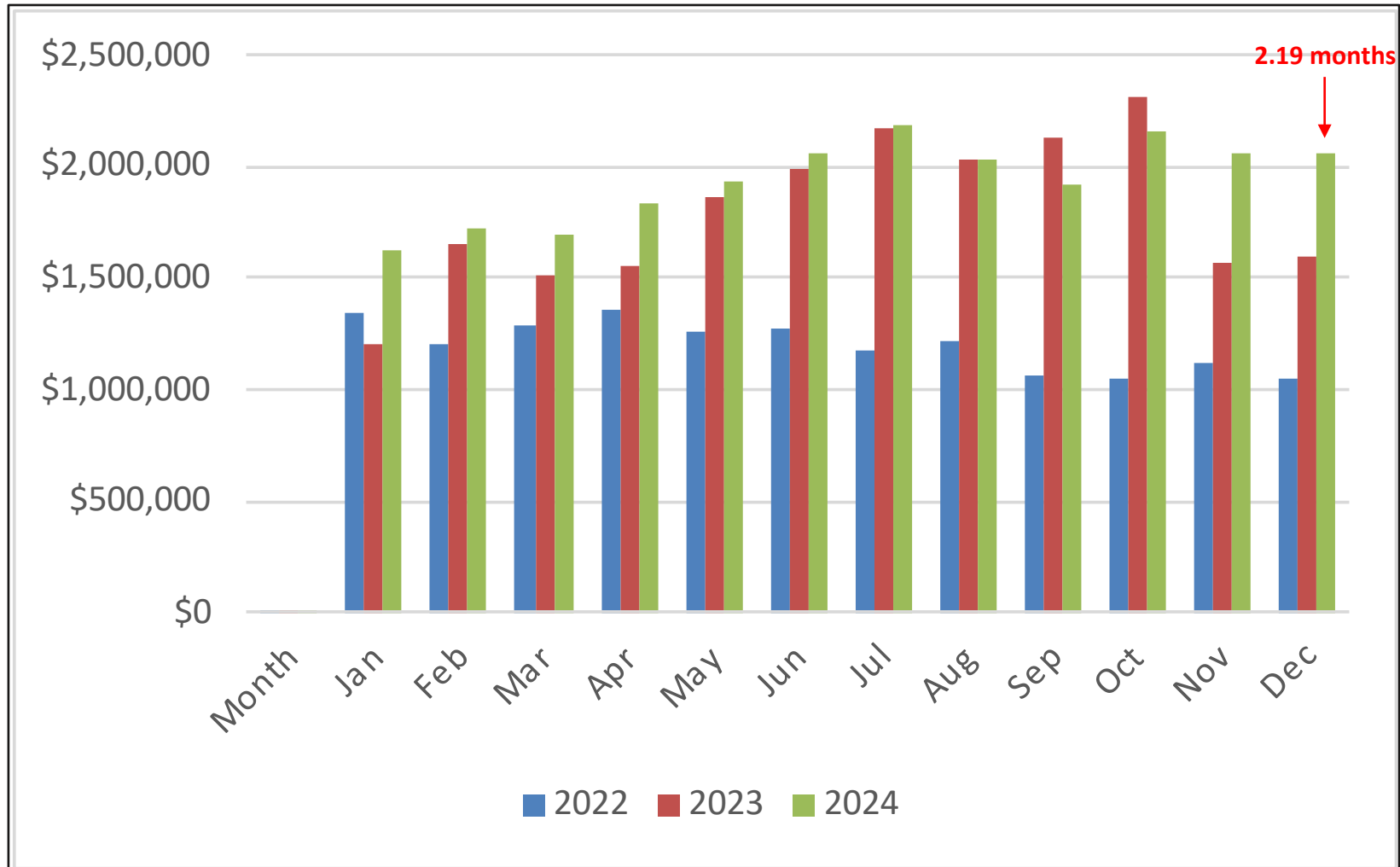
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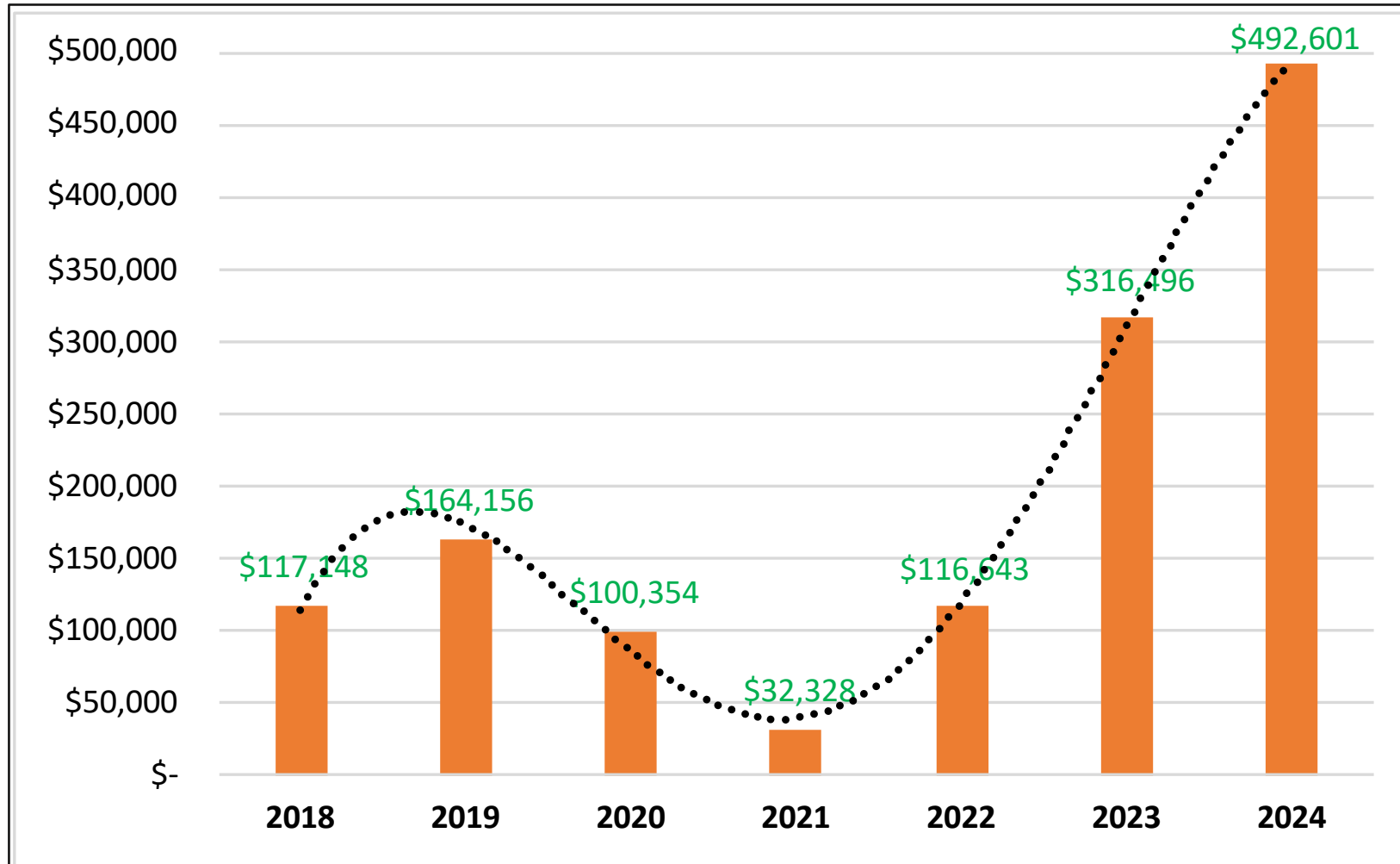
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# Operating Cash Balances by Month



# Investment Income – Reserve Fund



# 2024 Year-End Financial Report

# Questions?





# New Business: Modification Services

- Recognition of and thank you to Modification Committee
- Overview of Modification Committee's Role
- Explanation of Initiative to Streamline and Improve Processes
  - Fee Sheet Simplified
  - Forms Enhanced and Available Online
    - [Architectural Modifications Submittal Form](#)
    - [Landscape Modifications Submittal Form](#)
    - [Modification Fee Sheet](#)

# New Business: Cost Sharing Agreement

- Cost sharing between the Community Council, Ranch Association and Covenant Commission has been in place for many years and serves as an effective strategy to leverage the expertise of individual teams. This collaborative approach enhances cross-organizational services, minimizes redundant efforts, improves service consistency, and ultimately reduces costs for the community.
- Shared costs are outlined in a cost-sharing agreement, with estimated reimbursement amounts paid monthly and reconciled at year-end to reflect actual expenses.
- These reimbursement amounts were approved by each entity as part of the 2025 budget.
- Cost sharing agreement was approved by Community Council Board on Jan. 23, 2025.
- *Recommendation: The Ranch Association Board approve the 2025 Cost Sharing Agreement as presented.*

# New Business: Policy 108

- *Recommendation: Authorize staff to post the proposed change to Policy 108: Suspension of Owner's Rights for resident comment.*

# Committee Reports

- Budget and Finance
- Modification
- Policy
- Sustainability
- Community Patrol and Gate Access



# Member Open Forum



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

Please raise your hand to be called  
upon to speak.

# Announcements

- Feb. 1, 2025: Board Director Applications Open
- March 4, 2025: Regularly Scheduled Board Meeting
- March 10, 2025: Candidates' Night

# Adjournment