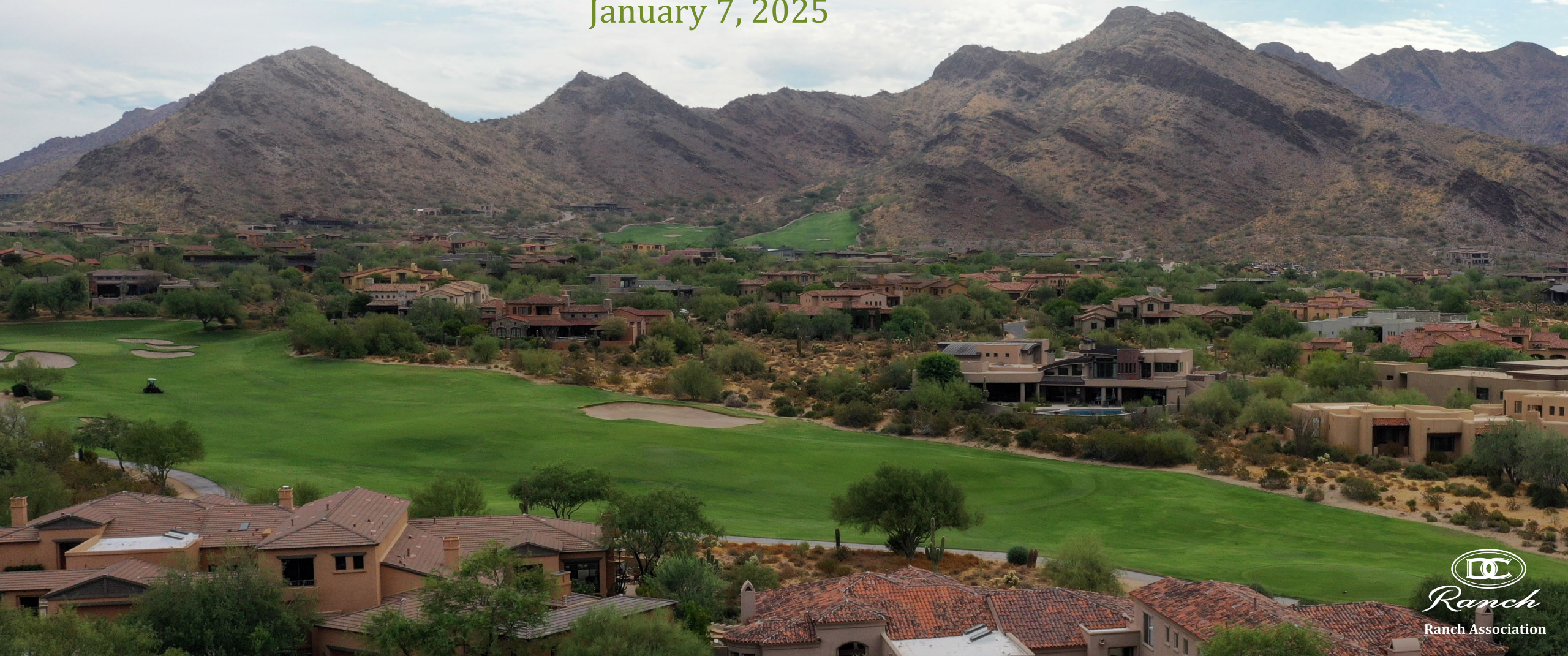


DC Ranch Association Board of Directors Meeting

January 7, 2025



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
- President's Comments
- Consent Agenda: Approval of Meeting Minutes
- Executive Director's Report
- Old Business: Consider Approval of Amendments to Policies 102 and 107
- New Business: Discuss Parking Standard; Consider CPGA Committee Members
- Committee Reports
- Announcements
- Adjournment

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.



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.

Mission Statements

	Ranch Association	Community Council	Covenant Commission
Mission	Professionally manage community assets to sustain property values and quality of life.	Facilitate a connected and welcoming community, enhance quality of life, promote engagement.	Ensure quality design within DC Ranch.
Major Operational Areas	Community Standards Modifications Landscape & Maintenance Community Patrol/Gates NVMs & Elections	Communications & Brand Community Centers Events, Programs, Clubs Public Affairs Paths & Trails Market Street Park	Design Review – Residential and Commercial
Board	7-members, elected by NVMs	7-members, self-appointed	5-members, self-appointed
Primary Funding Source(s)	Assessments	Assessments Benefit Fees Program Fees	Design Review Fees

President's Comments

Consent Agenda

- Consider Approval by Voice Vote:
 - December 2, 2024, Regular Board Meeting Minutes
 - December 10, 2024, Special Board Meeting Minutes

Executive Director's Report

- *Welcome Director of Community Services Scott Levy.* Scott has experience in security program development, policies and procedures, access control, operations, budgeting, capital planning, and client/customer service. He grew up in the security business, as his family ran their own security company in Chicago for many years. He most recently served as Senior Manager of Global Security and Visitor Support at Mayo. Scott will work on CPGA services, support administrative office staff, play a lead role in the reserve study, and initiate and lead other resident-focused initiatives.
- *Open Recruitments.* DC Ranch Association is currently recruiting for Maintenance Manager and Deputy Executive Director.
- *NVM Elections.* Congratulations and thank you to newly elected NVMs. NVM onboarding is scheduled for Jan. 22, 2025. A special election for a Haciendas NVM will be held this month.
- *Board Director Candidates.* Applications open Feb. 1 and are due March 1; Candidates' Night is March 10.

Executive Director's Report

- *Communications.* The Communications Team supported various Ranch Association communications and initiatives in December, including:
 - The 2025 budget letter was disseminated to residents via email. For those households without a registered email, the letter was sent via regular mail.
 - Residents were informed via print and digital publications about voting in the Neighborhood Voting Member election. The results were posted on DCRanch.com and sent via email to residents.
- *Showcase your DC Ranch Pride.* Residents are invited to shop the DC Ranch Mercantile for a collection of branded items now through Jan. 11. The collection includes DC Ranch apparel, kitchenware, bags and headwear. Visit dcranchmercantile.itemorder.com
- *Home Sweet Home Sponsorship.* A ranch-wide initiative launches this month which allows DC Ranch residents to fund the construction of a home for a deserving family through Habitat for Humanity Central Arizona.

Executive Director's Report

- *Community Patrol and Gate Access Request for Proposals.* The CPGA Committee has narrowed the finalists to three after comprehensive site visits were conducted. All three companies will be interviewed by the Board, with consideration of a selection at the Board's March 4 meeting.
- *Home Safety Tips.* Residents are reminded to take steps to keep their homes and properties secure.
 - If there is a crime in progress, dial 911 immediately.
 - If you notice something in your neighborhood that seems unusual, call CPGA at 480.397.9659 immediately.
 - Contact Scottsdale Police to schedule a personal security survey of your residence.
 - If you plan to install security cameras and/or lighting, submit to Modifications.

Executive Director's Report - Landscape

- The Landscape Team completed the following at the Desert Camp Community Center for the December 7 Grand Reopening: revegetation, pool steps ryegrass install, landscape enhancements.



Executive Director's Report - Landscape

- Firewise work finished in Desert Haciendas, completing the 3-year Firewise contract.
- Two Ironwood trees were installed in Market Street Villas.
- Mistletoe was removed from trees on Thompson Peak Parkway & Legacy Blvd.



Executive Director's Report - Landscape

- Completed Path & Trail repair along the Desert Springs Park in Windgate.
- Installed 3 Live Oak trees in Sterling.



Executive Director's Report - Maintenance

- Completed weekly inspections and repairs of lighting systems at North Country Club, PU1 & PU2, as well as along paths and trails within DC Ranch.
- Repaired a metal latch at entry gate of Country Club.
- Repaired driveway pavers in MSV (lot# 51).



(before)

(after)



Executive Director's Report - Maintenance

- In Windgate, the following was completed: Repainted stop bar near Ethel's Garden, repaired the Fire Access chain/lock, completed water feature maintenance at The Grove, Jacaranda, Ethel's Garden.
- Replaced damaged water heater at Arcadia Gatehouse.
- Repainted Sterling gazebo.



(before)



(after)

Executive Director's Report - Maintenance

- For the Council, the Maintenance Team completed the following:
Added new receptacle for monitor near main entrance of The Homestead Community Center, completed painting projects and restored column pillars at Desert Camp Community Center.



Old Business: Policy 102

Consider Approval of Amendments to Policy 102: Development and Management of Policies

- Posted for resident review
- Clarifies that the Board must authorize the posting of policy under consideration for resident review
- Review period changed from thirty to twenty days
- Review of policies is “as needed” in lieu of annually
- Numbering mechanism changed to be consistent with practice
- Language improved for clarity and consistency and to reduce redundancy with governing documents

Old Business: Policy 107

Consider Approval of Amendments to Policy 107: Neighborhood Committees

- Posted for resident review and comment
- Verbiage made consistent with governing documents
 - Purpose of Neighborhood Committee
 - Voting requirements
- Process clarified and streamlined
- Neighborhood Advisory Committee Request for Consideration Form will be used to facilitate the process

New Business: Parking Sticker Program

Background:

- Introduced in December 2019 by Board in response to resident concerns about parking issues in Park and Manor.
- Aim: To improve parking compliance and address non-compliance effectively.

Enforcement Process (2019 - 2024):

- 1. Courtesy Written Notice:** Card/ticket placed on the windshield.
- 2. Final Reminder:** Second card/ticket issued.
- 3. Sticker Notice:**
 - Sticker applied to the driver-side window.
 - Fine of \$50 per occurrence, escalating based on Board discretion.
- 4. Repeat Violations:** Each new violation incurred a sticker and additional fines.

Parking Sticker Program, continued

Policy Adjustments:

2021: Fine increased to \$300 per occurrence.

2024: Stickers applied only for repeat violations within 12 months.
Compliance resets after 12 months with no violations.

Parking Sticker Program, continued

Impact:

- **Deterrence:** Visible enforcement reduced repeat violations in key areas.
- **Resident Feedback:**
 - **Support:** Improved parking order.
 - **Concerns:** High fines and visible stickers.
- **Efficiency:** Phased notices ensured clear communication before fines.

Challenges:

- Fines perceived as strict by some residents.
- Administrative efforts to track compliance and resets.

Parking Sticker Program, continued

Recommendation - Staff and the CPGA Committee to take the following steps and bring recommendations to the Board as appropriate:

1. Review and update Parking Standard DCR-12, including mirroring escalation scheme of Speeding Standard DCR-24 which includes 90-day payment of fines or vehicle transponder deactivation
2. Improve use of technology (software) for improving tracking and notifications
3. Explore additional and/or alternative means of enforcement for repeat/pattern infractions (in lieu of stickers)

In addition, staff will enhance communication about the standard to the community and will review and explore options with Community Standards and the CPGA Committee to identify improvements and ensure alignment with community needs.

New Business: CPGA Committee Membership

- CPGA Committee needs to recruit new members
- By charter, CPGA Committee shall have at least 5 and no more than 10 non-Board residents
- Former CPGA Committee member Karen Gallivan no longer sits on committee after election to DC Ranch Association Board
- Current active Committee members include Board Liaison/Chair Marla Walberg and 4 community members
- *Recommendation: Approve staff to conduct a call for CPGA Committee candidates*

CPGA Committee Membership, continued

Name	Village Representation
Marla Walberg, Chair/Board Liaison	N/A
Scott Hartman	Desert Camp
Pauline Kelley	Silverleaf
John Manning	Country Club
Lisa Olsen	Sub-association
VACANT	Desert Parks

- We need to recruit at least 1 new CPGA Committee member representing Desert Parks Village neighborhoods
- We can recruit up to 4 additional CPGA Committee members at-large (regardless of where they live in community)
- Recruitment announcement to be issued by January 16, 2025

Committee Reports

- Budget & Finance
- Modification
- Policy
- Sustainability
- Community Patrol & 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

- Next Regularly Scheduled Ranch Association Board Meeting - Feb. 4, 2025

Adjournment