



DC Ranch Association  
Board of Directors Meeting Minutes  
Monday, Jan. 7, 2025 | 6:00 p.m.  
Desert Camp and Zoom

**Board Attendees:** Don Matheson, Iryna Sukhovolets, Karen Gallivan, David Young, Philip Geiger, Marla Walberg, David Underwood

**Staff Attendees:** Jenna Kohl, Scott Levy, Davina Lunetta, Mike Wells, Cheri Maki

**Call to Order and Roll Call**

Mr. Matheson called the meeting to order. Roll call was taken, and a quorum was established with seven directors present. The agenda was adopted.

**Approval of Meeting Minutes**

The Board reviewed the December 2, 2024, Regular Meeting Minutes and the December 10, 2024, Special Board Meeting Minutes. Dr. Geiger suggested a minor correction to the December 2nd minutes: adding Walberg's vote against funding the Firewise program. The minutes were approved as amended with a unanimous vote.

**Old Business: 102 and 107**

Policy 102 – Development and Management of Policies: Ms. Walberg presented amendments to Policy 102. Key changes included:

- Board authorization for posting policies under consideration.
- Shortened review period from 30 to 20 days.
- Changed policy review frequency from "annually" to "as needed."
- Updated numbering for consistency.
- Improved language for clarity and reduced redundancy.

Dr. Geiger expressed opposition to the shortened review period. Ms. Walberg explained that this change would facilitate more expeditious policy revisions.

**Motion: To approve the amendments to Policy 102.**

**Vote: 5-1-0 (Matheson, Young, Underwood, Gallivan, Walberg, Sukhovolets in favor; Geiger opposed; 0 abstentions).**

**Motion Carried.**

Policy 107 – Neighborhood Committees: Ms. Walberg presented amendments to Policy 107. Key changes included:

- Alignment with governing documents.
- Defined the purpose and voting requirements of neighborhood committees.
- Streamlined the committee process.
- Added a Neighborhood Advisory Committee request form.

Dr. Geiger requested a change to the verbiage regarding neighborhood committee member terms from "one year" to "one year or upon completion of the matter."

**Motion: To approve the amendments to Policy 107, including Dr. Geiger's suggested change.**

**Vote: Unanimous.**

**Motion Carried.**

#### **New Business: Parking Sticker Program**

Ms. Lunetta provided an overview of the current enforcement process. Mr. Levy outlined proposed changes. Mr. Wells provided additional information.

**Motion: To approve staff to conduct a call for Community Patrol & Gate Access (CPGA) Committee candidates.**

**Vote: Unanimous.**

**Motion Carried.**

#### **Committee Reports:**

The committee chairs provided updates on:

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

#### **Member Open Forum:**

Residents attending in person and via Zoom provided comments.

#### **Adjournment**

Mr. Matheson adjourned the meeting.