

# Ranch Association Board of Directors

DESERT CAMP | ZOOM

AUGUST 5, 2025





A pair of blue over-ear headphones is positioned on the left side of the image. The headphones have a blue headband and large, circular ear cups. The background is a solid pink color. The text 'For Best Audio, Zoom Suggests Using Headphones' is written in white, sans-serif font, overlaid on the left side of the image. A small blue horizontal line is located below the text.

# For Best Audio, Zoom Suggests Using Headphones

THIS MEETING IS BEING RECORDED, AND  
WILL BE POSTED ON DCRANCH.COM

# Roll Call

Marla Walberg – President

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Iryna Sukhovolets – Vice President

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Dr. David Green – Secretary

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Dave Underwood – Treasurer

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Chris Mullen - Director

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VACANT – Director

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VACANT – Director

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# Meeting Agenda

Call to Order

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Roll Call / Establish Quorum / Adopt Agenda

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President's Comments

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Consent Agenda: Approval of Meeting Minutes: July 1 | Policy Cmte. Chair

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Ranch Leadership Report | Q2 Financial Report

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Old Business: Desert Haciendas NAC | Reserve Study 2025

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New Business: GardaWorld 90 Day Assessment | Road Repairs Fall 2025

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Committee Reports

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Member Open Forum (Limited to 3 Minutes Per Speaker)

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Announcements

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Adjournment

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# President's Comments





# Consent Agenda



- ☐ July 1, 2025 Special Open Board Meeting Minutes
- ☐ Appoint Dr. David Green as Chair – Policy Committee



# Ranch Leadership Report

Scott Levy & Kim Visser

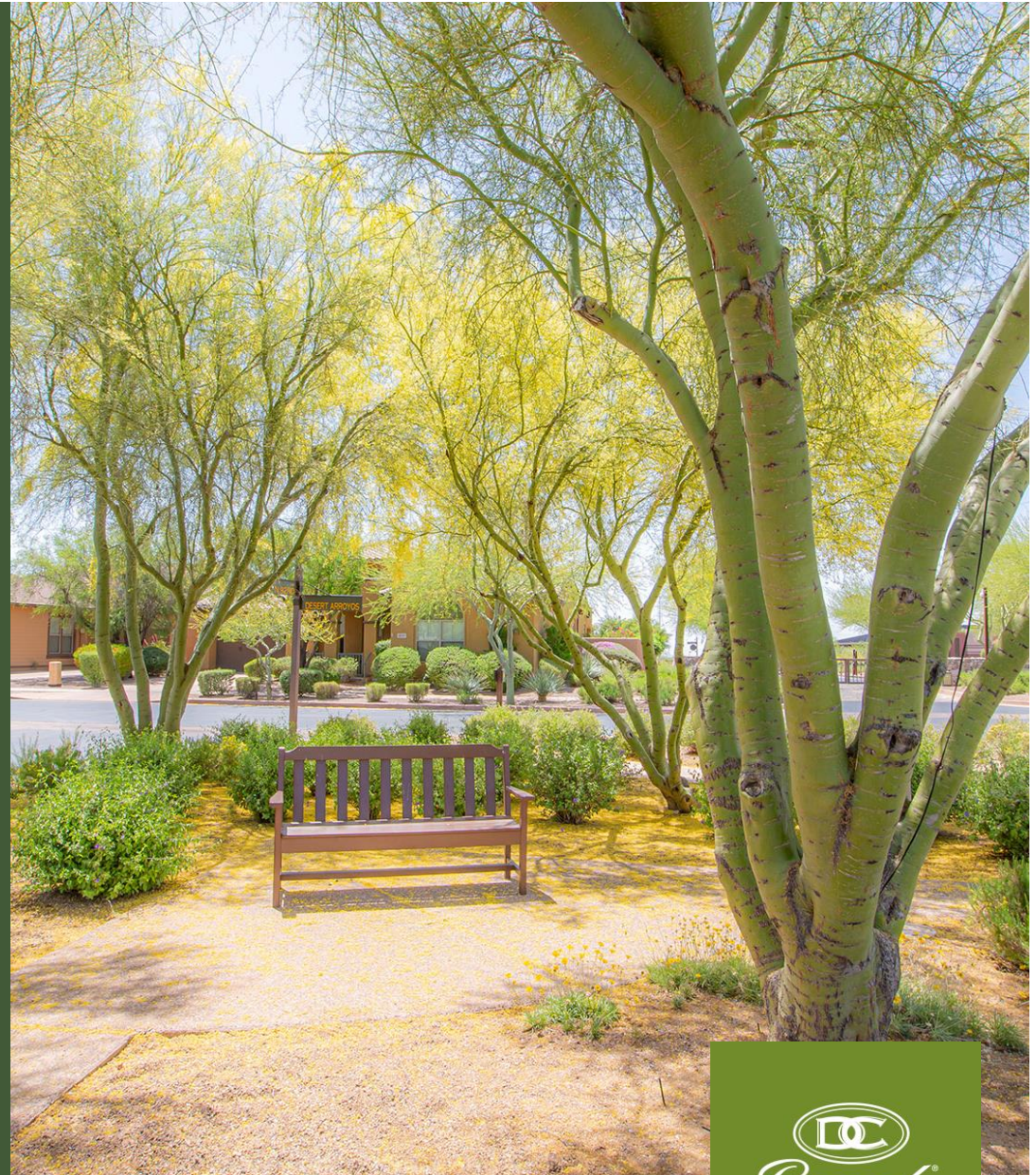
Communications

Community Patrol &  
Gate Access

Community Standards

Landscape

Maintenance



## Communications

The Communications Team supported the Ranch Association with various communications and initiatives in June & July, including:

- Information about Board updates, night canvas, vandalism and e-bike laws
- Neighborhood emails regarding gate repairs and tree trimming
- Community Safety Forum support and promotion



# Community Patrol & Gate Access

## **CPGA Update – GardaWorld Transition (Since April 1, 2025))**

### **GardaWorld Transition: Progress, Challenges & Lessons Learned**

#### **Successful onboarding of new leadership team:**

- Alex Ortiz – Client Service Manager
- Aimee Herman – Account Manager
- Ian Mount – Assistant Account Manager

#### **Standardized patrol routes and daily check-ins**

#### **Improvements in responsiveness to resident concerns**

#### **Challenges with initial staffing consistency and gatehouse coverage**

#### **Ongoing training to align with DC Ranch standards**

#### **Lessons Learned: Customer service, clear protocols, cross-training, early issue escalation**

#### **All patrol vehicles delivered and operational on property**

# Community Patrol & Gate Access





# Community Patrol & Gate Access

## Gate Enhancement Project: Progress & Next Steps

### Completed Enhancements:

- 614 – Camelot / 94th Way
- 612 – Montelena
- 613 – Camelot / 93rd Place
- Arcadia Back Gate

### Upcoming Projects:

- 617 – Camelot / 96th Way – Begins August 11
- 623 – Park and Manor – Estimated start August 25

### Positive Outcomes:

- Smoother access, upgraded hardware/equipment
- Improved service request process with Western Gate & GardaWorld
- 4-hour vendor service commitment remains on track

### Challenges:

- Upgrading from 20-year-old infrastructure
- Navigating aesthetic updates and community feedback

# Community Patrol & Gate Access







## **Ranch Maintenance**

**Completion of the Split Rail  
Fence at Country Club this  
month**

**Fencing replacements are  
ongoing throughout DC Ranch**



# Landscape







Chips Landscape  
Tree Trimming



DC Ranch Landscape crews  
Tree Trimming  
Terrace Homes West



DC Ranch Landscape crews  
Tree Trimming  
Park and Manor





DC Ranch Landscape Crews  
Tree Trimming  
Terrace Homes East

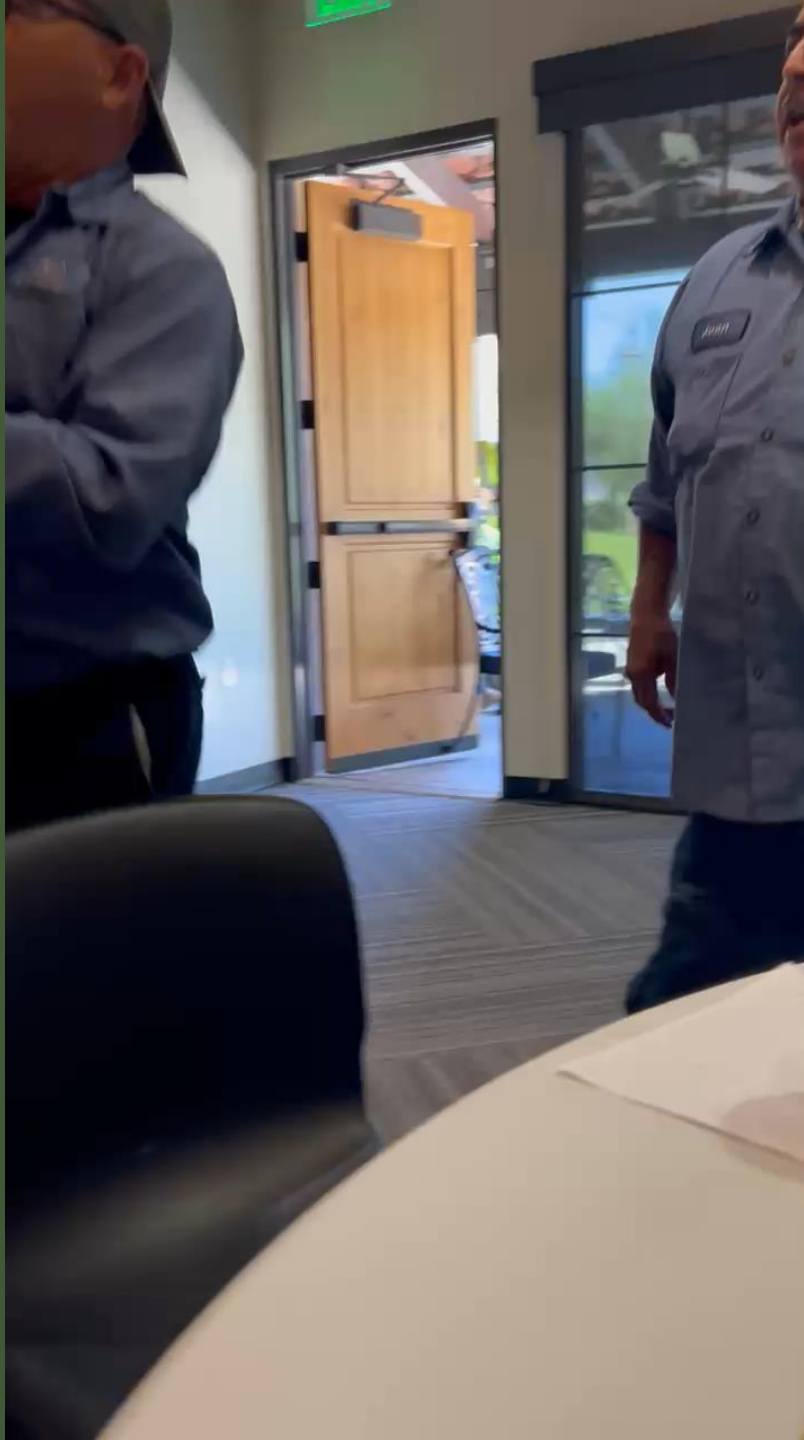


Terrace Homes East  
Park Grass  
Getting Water & Sun



Neighborhood Walk  
Dave (x2); Jose (x2); Scott & Kim





# TEAMWORK

Thanking Landscape & Maintenance Teams with Carne Asada Truck at The Homestead



# Community Standards

- Transfer & Disclosures: 13
- Re-Inspections (non-compliant): 4
  - Re-Inspections: (compliant): 2
  - Pre-Inspections: 1

TOTAL: 20

Report Type	Count
DCR-12 Parking (5)Restricts Traffic	1
DCR-21 Signs-Other	3
DCR-25 Storage of Personal Items	3
DCR-26 Trash and Recycling	1
DCRL-07 Landscape Lighting	2
DCRL-08 Landscape Zones	1
DCRL-14 Plant List, Prohibited	1
DCRL-17 Streetscape Trees	1
DCRL-18 Trees	74
<b>Grand Total:</b>	<b>87</b>





# Statement of Revenue and Expense

For the period ending June 30, 2025

	June 2025			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenue</b>						
Assessment	\$ 926,911	\$ 926,976	\$ (65)	\$ 5,561,463	\$ 5,561,856	\$ (393)
Non-Assessment	80,836	71,059	9,777	351,970	294,165	57,805
<b>Total Revenue</b>	<b>1,007,747</b>	<b>998,035</b>	<b>9,712</b>	<b>5,913,433</b>	<b>5,856,021</b>	<b>57,412</b>
<b>Expenses</b>						
Operating Expenses	705,184	850,828	(145,644)	4,215,521	4,537,700	(322,179)
Reserve/Capital Funding	204,261	204,261	-	1,225,566	1,225,566	-
<b>Total Expense</b>	<b>909,445</b>	<b>1,055,089</b>	<b>(145,644)</b>	<b>5,441,087</b>	<b>5,763,266</b>	<b>(322,179)</b>
<b>Operating Income/(Loss)</b>	<b>\$ 98,302</b>	<b>\$ (57,054)</b>	<b>\$ 155,356</b>	<b>\$ 472,346</b>	<b>\$ 92,755</b>	<b>\$ 379,591</b>
Reserve Income/(Loss)	196,313	237,592	(41,279)	1,303,168	1,425,552	(122,384)
Capital Income/(Loss)	(562)	-	(562)	(3,373)	-	(3,373)
<b>Total Net Income/(Loss)</b>	<b>\$ 294,052</b>	<b>\$ 180,538</b>	<b>\$ 113,514</b>	<b>\$ 1,772,142</b>	<b>\$ 1,518,307</b>	<b>\$ 253,835</b>





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Fees/Fines \$34k  
Interest \$21k  
Other \$2k



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EE costs \$222k  
 Exp timing \$245k  
 Cost share \$27k  
 Legal fees (\$112k)  
 Utilities (\$60k)



# Balance Sheet

For the period ending June 30, 2025

Assets			
	6/30/2025	12/31/2024	Y/Y Change
<b>Operating Cash</b>	\$ 2,487,966	\$ 2,058,174	\$ 429,792
<b>Reserve Funds</b>	14,617,721	13,343,091	1,274,631
<b>Capital Funds</b>	90,668	90,668	0
Accounts Receivable, Net	47,219	50,834	(3,615)
Intercompany Receivables	-	4,385	(4,385)
Prepaid Expenses	203,001	104,425	98,576
Interfund Transfers	0	80,593	(80,593)
Operating Lease RTU Asset	144,531	144,531	0
Other	163	44	119
<b>Total Current Assets</b>	<b>394,914</b>	<b>384,811</b>	<b>10,103</b>
<b>Fixed Assets</b>			
Property & Equipment	360,678	360,678	-
Depreciation	(355,893)	(352,520)	(3,373)
	4,785	8,158	(3,373)
<b>Total Assets</b>	<b>\$17,596,055</b>	<b>\$15,884,902</b>	<b>\$ 1,711,152</b>

Liabilities/Equity			
	6/30/2025	12/31/2024	Y/Y Change
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 391,634	\$ 409,575	\$ (17,940)
Intercompany Payable	269,315	213,501	55,814
Accrued Expenses	107,873	127,212	(19,339)
Prepaid Assessments	333,049	325,561	7,489
Deferred Revenue	-	-	-
Interfund Transfers	0	80,593	(80,593)
Operating Lease RTU Asset	144,531	144,531	-
Other Current Liabilities	289	6,710	(6,420)
	<b>1,246,693</b>	<b>1,307,682</b>	<b>(60,989)</b>
<b>Long-Term Liabilities</b>			
Other	-	-	-
	<b>-</b>	<b>-</b>	<b>-</b>
<b>Equity</b>			
Operating Equity	1,194,118	1,194,118	-
Reserve Equity	13,284,276	13,284,276	-
Capital Equity	98,826	98,826	-
CY Net Income/(Loss)	1,772,142	-	1,772,142
	<b>16,349,362</b>	<b>14,577,220</b>	<b>1,772,142</b>
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\$1.7 mil

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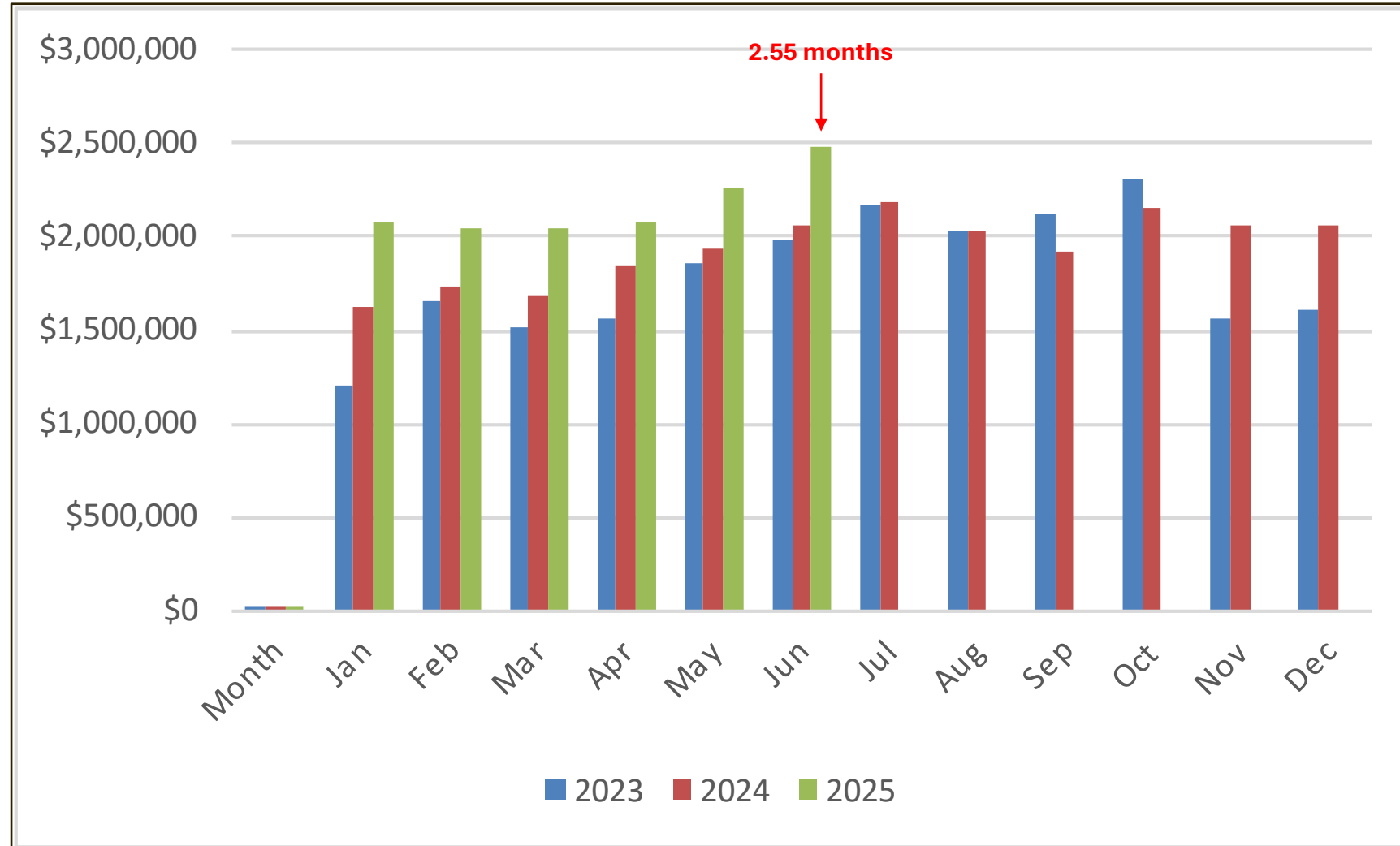
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# Operating Cash Balances by Month





# Questions?



August 5<sup>th</sup>, 2025

DC Ranch 90-Day Security Assessment

Community Patrol & Gate Access Services

**SECURE  
EVERY  
DAY**

**GARDAWORLD**





# GardaWorld Team Introduction

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**Aimee Herman**

DC Ranch Account Manager

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**Ian Mount**

DC Ranch Assistant Account Manager

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**Alex Ortiz**

Client Services Manager

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**Kelly Pinebird**

Regional Vice President

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**Carlos Goveo**

Area Vice President - Arizona

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**Scott Connelly**

Operations Manager - Arizona

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**GARDAWORLD**



# Executive Summary

- Period Covered: March 31 to July 18<sup>th</sup>, 2025
- Key Themes: Seasonal response, training, technology upgrades, resident engagement
- Focus: Data-driven evaluation + recommendations aligned with RFP Attachment A

# Seasonal Occupancy Trends

## **April (High Season)**

- High traffic, 110 overnight parking violations, 295 trash tickets

## **May (Transitional)**

- Increase in gate entries and weekend coverage

## **June–July (Low)**

- Steady patrol activity, focus on fire risk and vacation watch



# Activity and Incident Snapshot

## Gate Activity Summary

Gate	Entries
Windgate	50,288
Horseshoe	36,105
West Gate	32,072
East Gate	19,193
Arcadia	18,211

## Incidents Snapshot

Type	Count
Property Damage	104
Snake Calls	130
Parking Violations	110
Trash / Recycle	295
Suspicious Vehicles	15

## Insights:

- Windgate & Horseshoe gates merit additional surveillance & patrol coverage
- Boost patrol visibility + technology for deterrence

# Program Enhancements

- **Post Orders:** Updated May 10; rewrite in progress (launched July 23)
- **All-Hands Meeting:** May 30 – Reinforced expectations
- **Community Engagement:** Follow-ups on service calls; resident praise for response time



# Training & Reference Materials

- **Body Cam Deployment:** Training completed in June, all patrol officers equipped
- **Snake Safety Training:** Completed June 23 with Herpetological Society
- **Quick Reference Guides:** Laminated ABDI protocols at all workstations
- **Performance Feedback:** Improved engagement; phone etiquette under review

# Technology Enhancements

- **Surveillance Expansion:** Fixed HD cameras at trails, parks, pools
- **Lighting:** Improve LPR camera visibility at night
- **Speed Cameras:** Add more in known hotspots
- **VMI PVMC:** AI-based video monitoring + remote operator intervention
- **Pool Alert System:** Real-time audible response for unauthorized pool activity
- **Cite Surveillance:** After-hours coverage of gym/pool communal areas



# Recommendations Summary

## Focus Area

Patrol Scheduling

Technology

Staffing

Community Comms

Training

Wildlife Risk

## Recommendation

Increase Weekend/Evening coverage

Expand surveillance, lighting, smart alerts

Add hybrid +2 patrol officers

Monthly updates, reminder campaigns

Ongoing field visits + communication coaching

Partner with wildlife organizations for awareness –  
Herpetological Society

# Conclusion

- Strong foundation in place
- Visible improvements in patrols, resident feedback, and reporting
- Board support requested for:
- Staffing additions
- Technology upgrades
- Continued training and post order revisions

**Thank you for your continued partnership.**



# Be Secure Every Day.

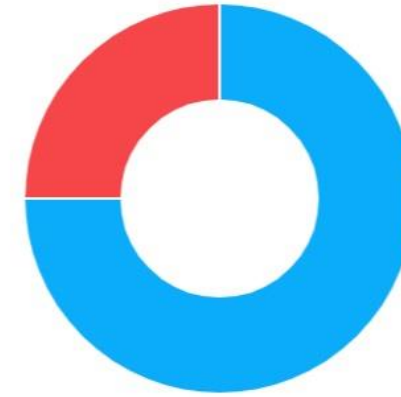
Q&A.

# Desert Haciendas Neighborhood Advisory Committee

## Desert Haciendas - Special Assessment

### Desert Haciendas - Special Assessment for Road Repairs

Option	Votes	
<input checked="" type="checkbox"/> Yes	75%	57
<input type="checkbox"/> No	25%	19
<input type="checkbox"/> Abstain	0%	0



- In accordance with Policy 107, request Board final approval for a \$2000 special assessment per household in Desert Haciendas for road reconstruction/replacement.
- Neighborhood Advisory Committee formed by neighborhood vote (Kathy Wahl, Chair). Community meetings held to discuss options.
- Neighborhood vote administered by Association for Special Assessment for Road Repairs. 75% Yes; 25% No. This surpasses threshold of majority of community (87 total homes)



# Desert Haciendas Neighborhood Advisory Committee

- Frank Civil Engineering engaged to bid the project. 4 responsive and qualified bidders. Neighborhood Committee selected preferred contractor: Morgan Pavement
- Pending Board final approval, project start time estimated after Labor Day, completion prior to Halloween.

# Ranch Association

## 2025 Reserve Study

Our total fee of \$45,000 for this project can be broken down as follows:

- Tom Thompson  
Owner/VP, Advanced Reserve Solutions
- Multi-Year Plan, aligned with Community Council:
  - Level 1 Reserve Study – 2025
  - Level 3 Reserve Study – 2026
  - Level 3 Reserve Study – 2027
  - Level 2 Reserve Study – 2028
- New Reserve Software: WinReserve

<u>Neighborhood Name</u>	<u>Reserve Study Fee</u>
• Arcadia	\$ 2,800
• Camelot 2.13/2.14	\$ 2,800
• Country Club	\$ 3,000
• Desert Haciendas 1.1	\$ 2,100
• Estates 1.18	\$ 2,300
• Haciendas	\$ 2,000
• Horseshoe Canyon	\$ 2,800
• Market Street Villas 2.3	\$ 2,500
• Montelena 2.10	\$ 2,300
• Park & Manor Home 1.17	\$ 2,700
• Pioneer 2.9	\$ 1,800
• Ranch Association Master	\$ 5,500
• Rosewood 2.15	\$ 2,000
• Sterling Villas	\$ 1,500
• Terrace Homes East 1.14	\$ 2,700
• Terrace Homes West 1.13	\$ 2,700
• Windgate	\$ 3,500

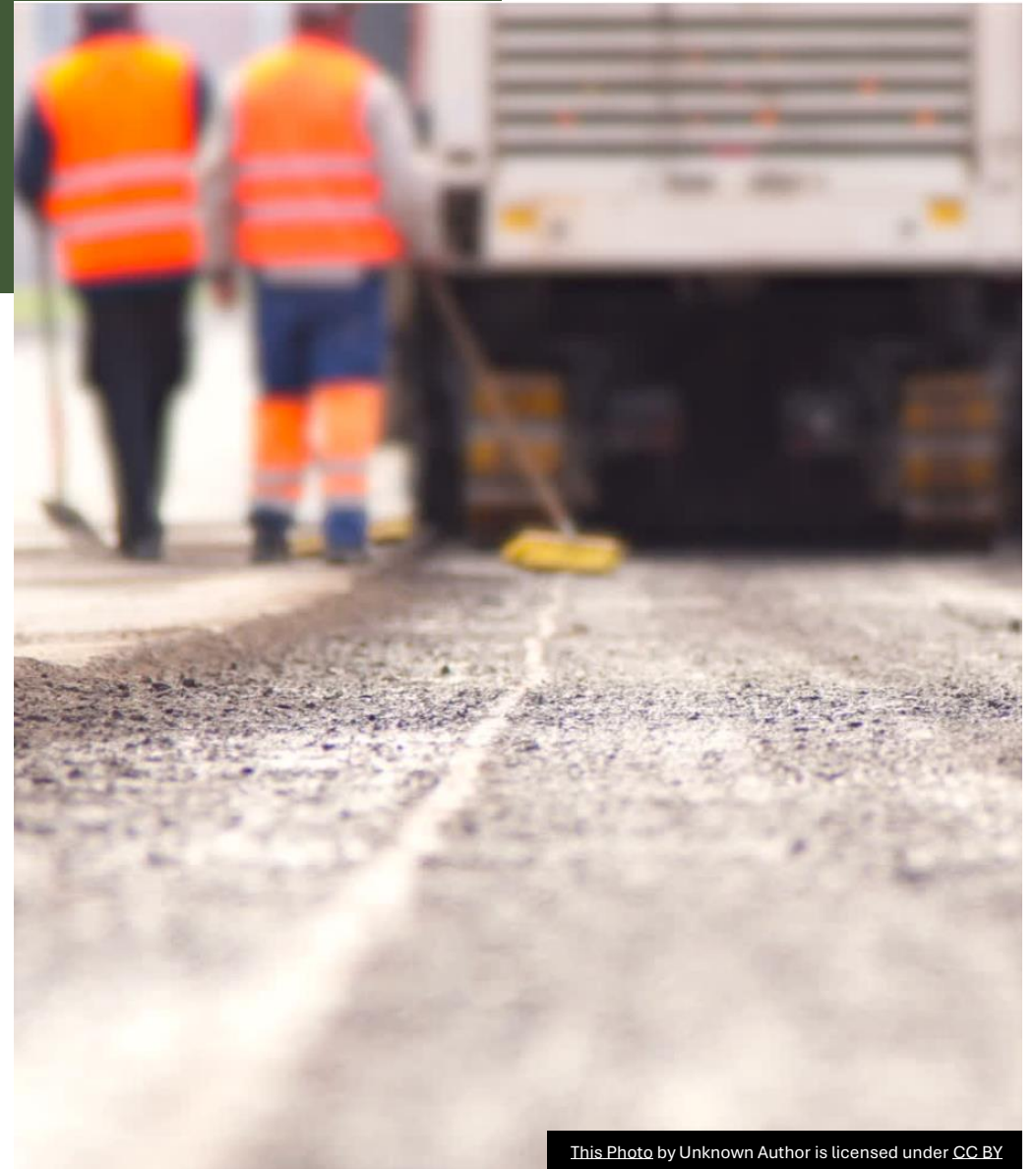


# Road Repairs – Fall 2025 Approval

- For various reasons, all road work has been paused for several years
- Road Study conducted by Frank Civil Engineering for all neighborhoods, Board has adopted these recommendations ([full reports available on DCRanch.com](#))
- Beginning Fall 2025, resume road repairs per plan for neighborhoods with appropriate reserves
- There are several neighborhoods due or overdue for road reconstruction that are under-reserved (Desert Haciendas; Park & Manor; Terrace Homes East; Terrace Homes West) – we will be working with NVMs and owners in those neighborhoods to determine path forward

# Road Repairs – Fall 2025 Approval

- **Execution Plan**
  - Fall 2025 – Catch Up on Reconstruction
    - 12 Neighborhoods Full/Partial Road Reconstruction
  - Spring 2026 – Road Maintenance Per Plan
    - 15+ Neighborhoods Road Maintenance (Sealcoat; Crack Fill; Curb Repair; etc.)
  - Summer 2026 – Reconstruction per plan
- **Seeking Board authorization to utilize/unfreeze road reconstruction reserve budget of \$2,908,048 per plan for designated road repairs**



This Photo by Unknown Author is licensed under CC BY

# Road Repairs Fall 2025

Neighborhood	Roads	Total
Desert Haciendas	All	\$619,140
CC/Longhorn	Cattle Whip Drive Cul-De-Sacs Cattle Way Longhorn Trail Roundup Place	\$692,514
CC/Tapadero	Tapadero Drive Tapadero Lane	\$209,978
CC/Columbia	Lariat Drive	\$19,571
CC/Happy Hollow	Happy Hollow Ln Saddle Horse Ln Saddle Horse at Trails End	\$412,640
CC/Cross Canyon	Cross Canyon Way	\$194,623
CC/Trails End	Trails End	\$7,744



# Road Repairs Fall 2025

Neighborhood	Roads	Total
Horseshoe Canyon 5.1	101 <sup>st</sup> /102 <sup>nd</sup> /103rd Diamond Rim Dr Windrunner Dr	\$59,580
Windgate – Acacia Court	Various Roads All Alleys	\$232,695
Windgate – Crescent Park	Various Roads Alleys	\$121,265
Windgate – Rob’s Camp	102 <sup>nd</sup> Street Various Roads	\$39,966
Windgate – Whistling Wind	113 <sup>th</sup> Place Del Ciejo Drive Wingspan Way	\$298,332

# Committee Updates

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

# Member Open Forum

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

Please raise your hand to be called  
upon to speak.





# Announcements

September 9, 2025: Regularly Scheduled Board Meeting

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September 24, 2025: NVM Roundtable – 2026 Budget

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# Adjournment