



DC Ranch Association
Board of Directors Meeting Minutes
Tuesday, April 1, 2025 | 6:00 p.m.
The Homestead Community Center and Zoom

Board Attendees: Iryna Sukhovolets, Karen Gallivan, David Young, Philip Geiger, Marla Walberg, David Underwood, Chris Mullen

Staff Attendees: Jenna Kohl, Scott Levy, Davina Lunetta, Omar Conchas-Acuna, Alexis Firehawk, Nicholas Nogami, Cheri Maki (Recorder)

I. Call to Order

Ms. Kohl called the meeting to order at 6:42 p.m. and invited the board to be seated at the table. Roll call was taken, and a quorum was established with seven directors present.

Ms. Sukhovolets moved to adopt the agenda. Mr. Young seconded the motion. Mr. Geiger asked to amend the agenda to include personnel matters. Ms. Firehawk advised that adding additional items to the agenda is not best practice due to insufficient notice requirements of the agenda. She recommended adding it to a subsequent meeting so that proper notice could be given. The motion passed with a vote of 6-1-0. With Sukhovolets, Young, Underwood, Mullen, Walberg, Gallivan voting in favor, Geiger against, and zero abstentions.

II. Presentation on Country Club at DC Ranch Enhancement Project

Club President GM Ed Rady gave a detailed overview of the golf course renovation.

III. Election of Ranch Officers 2025-2026

Ms. Sukhovolets motioned to appoint Mr. Young as President. Mr. Geiger seconded. A discussion ensued. A vote was taken. There were three in favor (Sukhovolets, Young, Geiger), three against (Mullen, Gallivan, Walberg, and one abstention (Underwood).

The motion failed.

Mr. Mullen moved to appoint Ms. Gallivan as President. The motion was seconded, discussed, and commented on. A vote was taken.

There were five in favor (Mullen, Walberg, Gallivan, Sukhovolets, Young), one against (Geiger), and one abstention (Underwood).

Mr. Mullen moved to appoint Mr. Young as Vice President; Mr. Geiger seconded. There was no discussion or comment. A vote was taken. There were six in favor, (Mullen, Geiger, Young, Gallivan, Sukhovolets, Underwood), and one against (Walberg). The motion passed.

Ms. Gallivan moved to appoint Ms. Walberg for Secretary. Mr. Underwood seconded the motion. The motion was discussed and commented on. A vote was taken. There were six in favor, (Mullen, Geiger, Sukhovolets, Underwood, Walberg), none against, one abstention (Young). The motioned carried.

Ms. Gallivan moved to appoint Mr. Underwood for Treasurer. Mr. Young seconded the motion. The motion was discussed and commented on. There was a vote. The motion passed unanimously.

IV. Consent Agenda

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Ms. Gallivan motioned to approve the minutes. It was seconded by...The motion passed. Geiger asked to have more detail in the minutes. Motion made, seconded with votes. Sukhovolets seconded. Ms. Gallivan suggested preparing resolutions in advance of the meeting. Unanimous or not. Majority or not. Sukhovolets, Geiger, Mullen, Young. Opposed: Gallivan Walberg, Underwood. Motion carried.

I. Executive Director's Report

Ms. Kohl presented the report and including the following highlights.

- GardaWorld transition from Anderson
- Fiscal Year End 2024 audit underway with Butler Hansen
- Annual Report
- Resident Survey – results to be announced at a future meeting.
- Landscaping & Maintenance Updates
- Public Affairs Updates

Ms. Gallivan announced that Kim Visser has been promoted to Chief Operation Officer and Scott Levy has been promoted to Chief Administrative Officer.

II. Appointment of Committee Chair Positions

- a. Modification Chair – Underwood/Walberg moved to appoint Mr. Young . Passed unanimously.
Mr. Young motioned. Ms. Walberg to appoint Underwood at co-chair. Passed unanimously.
- b. Budget/Finance Chair – Mr. Underwood – no vote needed.
- c. Community Patrol and Gate Access Chair – Mr. Underwood moved and Ms. Sukhovolets seconded to nominate Dr. Geiger. All in favor except for Walberg.

- d. Policy Chair – Mr. Geiger moved to nominate Ms. Walberg, Seconded by Sukhovolets. Passed unanimously.
- e. Sustainability (Liaison) – Mr. Underwood moved to appoint Mr. Mullen. Mr. Mullen declined. Mr. Underwood removed his vote. Mr. Underwood moved to appoint Ms. Sukhovolets. Motion carried unanimously.

III. Old Business

- a. Consider Approval of Amendments to Policy 205: Investments
Mr. Underwood gave a brief description of what changed. And moved to approved with one change with new personnel Sukhovolets seconded. Passed Unanimously.
- b. Consider NVM Roundtable Schedule
Mr. Levy presented the schedule and encouraged the NVMs to attend the April 23rd “Refresh on Reserves” and Sept. 23. Meeting.

IV. Member Open Forum – There was none. Mr. Geiger asked about what changes in authority with the new governance structure. – Action Item.

V. Announcements

- a. April 16 - Joint Board Orientation
- b. May 6 - Ranch Association Board Meeting
- c. Ms. Gallivan called for residents to bring topics forward that they’d like added to future agendas

VI. Underwood/Walberg motioned to adjourn the meeting. Approved unanimously, Ms. Gallivan adjourned the meeting at 8:20 p.m.