



DC Ranch Association
Board of Directors Meeting Minutes
Tuesday, May 6, 2025 | 6:00 p.m.
Desert Camp Community Center and Zoom

Board Members Present: David Young, Iryna Sukhovolets, Marla Walberg, David Underwood, Philip Geiger, Chris Mullen

Board Member(s) Absent: None

Staff Present: Scott Levy, Kim Visser, Dee Nortman, Davina Lunetta, Alexis Firehawk (CHDB Law), Nicholas Nogami (CHDB Law)

I. Call to Order

Prior to meeting being called to order Mr. Underwood began making a statement to the Board. Ms. Firehawk advised against this as this was not an agenda item, recommending Mr. Underwood reserve his comments until later in the meeting.

Mr. Young called the meeting to order at 6:05 p.m. Roll call confirmed a quorum of six directors present.

Mr. Mullen moved to adopt the agenda, seconded by Dr. Geiger. Motion to adopt the agenda passed unanimously.

II. Consent Agenda

a. Approval of April 1, 2025 Regular Meeting Minutes

Ms. Sukhovolets moved to approve the April 1, 2025 minutes as submitted, seconded by Mr. Mullen. Motion to approve the minutes passed unanimously.

III. Ranch Leadership Report

Mr. Levy and Ms. Visser provided leadership updates including: Communications; Community Patrol & Gate Access; Community Standards; Landscape & Maintenance.

Ms. Nortman presented the 2025 1st Quarter Financial Report. Full reports are available on the DC Ranch website.

IV. Old Business

a. Consider Approval of Amendments to Policy 205: Investment

Recommended edits to Policy 205 were posted by policy for community feedback, with no comments received. Mr. Underwood moved to approve the amended Policy 205: Investment, seconded by Mr. Mullen. Discussion ensued. Motion to approve Policy 205 passed unanimously.

V. New Business

a. Neighborhood Advisory Committee – Desert Haciendas

Kathy Wahl, Neighborhood Voting Member, came before the Board seeking approval to form a Neighborhood Advisory Committee for Desert Haciendas. Purpose of Committee: Neighborhood consideration of special assessments needed to complete identified road repairs in the neighborhood. Any special assessment would represent the variance between the total repair cost and amount reserved for these purposes.

Motion to approve Neighborhood Advisory Committee made by Dr. Geiger, seconded by Ms. Sukhovolets. Discussion ensued. Motion passed unanimously.

b. Consider Approval of 2025 Reserve Budget

Mr. Levy and Ms. Visser presented a partial 2025 Reserve Budget for Board approval. The initiative is called “Restore The Ranch”, and focuses primarily on non-road items deferred from 2021-2024 and priority areas in 2025. Mr. Levy noted that typically a reserve budget would be adopted in tandem with an operating budget, which was not done for 2025. As such, while reserve funds have been collected, there has been no authority to spend against the designated items in the Reserves.

Discussion ensued amongst the Board on the proposal. Mr. Mullen questioned whether it was necessary for the Board to vote/approve the proposal, as the individual line items fell within spending authority of CAO/COO. Ms. Firehawk advised her recommendation to capture sense of the Board via a motion given the reserve budget for 2025 had not previously been approved and new leadership in role.

Ms. Sukhovolets moved to approve the ‘Restore The Ranch’ 2025 Reserve Budget, seconded by Mr. Underwood. Motion approved 5-0-1. Approve: Young, Sukhovolets, Walberg, Underwood, Geiger; Abstain: Mullen.

c. NVM Engagement

Mr. Young introduced discussion regarding Neighborhood Voting Member engagement opportunities. Mr. Levy shared that both he and Ms. Visser would continue to engage with NVMs, with anticipated goal of meeting with all NVMs. Staff

will also work to schedule Board/NVM group gatherings on a quarterly basis both for relationship building and education/discussion on areas of shared concern.

VI. Member Comment

Members made comments regarding a variety of topics, including:

- Electric Bikes and Safety
- Simplicity of Board Agenda
- Unmanned Gate – tailgating prevention
- Community Patrol Vehicles – current GardaWorld fleet vehicles vs. DC Ranch branded vehicles
- Suggestion to have unmarked security vehicles
- Security Monitoring Center – camera count and use
- Mack Industrial Park – traffic concerns
- Desert Haciendas Neighborhood Advisory Committee
- Executive Director search committee - membership, process
- Windgate Visitor Check-In Notification to Resident
- Landscaping Improvements – DC Ranch Country Club entry
- Is there policy on forming committees?

VII. Announcements

- a. Board Director applications due on May 16, 2025
- b. Next Regularly Scheduled Board Meeting: June 3, 2025

VIII. Adjournment

Motion to adjourn by Mr. Mullen, seconded by Mr. Underwood. Meeting adjourned at 7:33pm