



DC Ranch Association
Board of Directors Meeting Minutes
Tuesday, June 3, 2025 | 6:00 p.m.
Desert Camp, Trailblazer Room/Zoom

Board Members Present: David Young, Iryna Sukhovolets (*via phone*), Marla Walberg (*via Zoom*), David Underwood, Chris Mullen, Philip Geiger

Board Member(s) Absent: None

Staff Present: Scott Levy, Kim Visser, Alexis Firehawk & Nicholas Nogami, (CHDB Law)
Davina Lunetta (*Recorder of Meeting Minutes*)

I. Call to Order:

David Young called the meeting to order at 6:07 p.m. Roll call confirmed a quorum of six (6) directors present.

II. Adoption of Agenda:

Dr. Philip Geiger moved to adopt the agenda, Ms. Iryna Sukhovolets seconded the motion. The motion carried unanimously.

III. Amendment to Agenda:

David Young requested to remove agenda Item VII-b (Amendment 2025 Cost Sharing Agreement) from the current agenda and stated it would be tabled until the August 5, 2025, Board Meeting. Motion to approve agenda as amended made by Dr. Geiger, seconded by Ms. Sukhovolets. The motion was unanimously approved.

IV. President's Comments:

Discussion only. No action taken.

V. Consent Agenda:

- a. Approval of April 29, 2025, Special Meeting Minutes
- b. Approval of May 6, 2025, Regular Meeting Minutes

David Underwood motioned to approve the April 29, 2025, Special Meeting Minutes as well as the May 6, 2025, Regular Meeting Minutes. Chris Mullen seconded the motion. The motion carried unanimously.

VI. DC Ranch 2024 Audit Report:

Paul Hansen of Butler Hansen presented the 2024 Audit Report for acceptance. David Underwood, Treasurer motioned to accept the 2024 audit report as presented. Chris Mullen seconded the motion. The motion carried unanimously.

VII. Ranch Leadership Report:

Scott Levy and Kim Visser presented the June 3, 2025, leadership report. Informational update only. No action taken.

VIII. Old Business:

a. Board of Directors Vacancy to serve until April 2026.

Chris Mullen made a motion to appoint Angie Rusch to fill the vacancy on the Board of Directors. Philip Geiger seconded the motion. Discussion included 8 owners speaking in opposition to this appointment; 1 owner speaking in favor of this appointment. The motion carried with a 4-2-0 vote: Young, Sukhovolets, Mullen, Geiger in favor; Walberg, Underwood opposed; zero abstentions.

*NOTE: Angie Rusch declined appointment to the Board on 6/4/25; the Board subsequently met in special open session on 6/10/25 and appointed Dr. David Green to the vacant Director position.

IX. New Business:

a. Community Wide Survey

Kelli Tyler of West Group Research shared results from 2025 DC Ranch Community Survey (conducted every 3 years). Presentation only; no action taken.

b. Amended 2025 Cost-Sharing Agreement

Tabled until a future Board Meeting.

c. Neighborhood Advisory Committee Appointment – Market Street Villas

Dave Underwood made a motion to approve the creation of a neighborhood advisory committee for Market Street Villas; Chris Mullen seconded the motion. The motion carried unanimously.

d. CPGA Committee Charter Revisions

Philip Geiger made a motion to call for candidates to fulfill the committee charter of achieving the maximum of ten (10) members. Iryna Sukhovolets seconded the

motion. Dave Underwood stated he would like to table this motion until the amended verbiage in the charter was revised.

X. Committee Reports:

- a. Budget & Finance Committee**
 - i. Appreciate committee members and staff who supported the Audit
 - ii. Committee has begun reviewing contracts & service agreements of the Association for understanding
 - iii. Meetings with Scottsdale Water have been productive
 - iv. Meeting with Association Banker, BOK Financial – good introductory meeting
- b. Modification Committee**
 - i. No report given
- c. Policy Committee**
 - i. Next Policy Committee meeting Friday June 13 at Ranch Office – invite all interested to attend in person or via Zoom
- d. Sustainability Committee**
 - i. Updates on the Ranch website including water sustainability plans
- e. Community Patrol & Gate Access Committee**
 - i. Discussion noted above, nothing further
- f. Executive Director Search Committee**
 - i. Dr. Geiger summarized the formation and work of the Executive Director Search Committee. Dr. Geiger stated that this Committee was approved by the Board and that he was asked to Chair the Committee.
 - ii. Dr. Geiger shared that over 150 applications were received to date. Of those, 16 people were selected to interview with the Search Committee. Some interviews were already completed, while others were scheduled in coming days. The Search Committee will score these interviews, and intend to recommend some number of candidates for further Board consideration.

XI. Member Open Forum:

Members spoke on a variety of topics including the following:

- Dysfunction of Board; concern with proper use of Executive Session
- Need/Additional Expense for Executive Director
- Question regarding Search Committee creation/approval
- Responsibilities of NVMs
- Appreciation for Audit Report & Survey
- Policy 103 Complaints

- What is gap that addition of Executive Director would fill?
- Concerns regarding Board appointment

XII. Adjournment:

There being no further business, Chris Mullen motioned to adjourn the meeting at 8:14pm. David Underwood seconded the motion. The motion carried unanimously.