
Ranch Board Meeting Begins at 5:15 PM



USE HEADPHONES FOR
BEST SOUND QUALITY

Ranch Association Board of Directors

DESERT CAMP | ZOOM

OCTOBER 7, 2025



Roll Call

Marla Walberg – President

Iryna Sukhovolets – Vice President

Dr. David Green – Secretary

Dave Underwood – Treasurer

Chris Mullen - Director

Congratulations!

Claire Mullen

Proud Parents: Chris & Erica Mullen



President's Comments



Meeting Agenda

Call to Order

Roll Call / Establish Quorum / Adopt Agenda

President's Comments

Consent Agenda: Approval of Meeting Minutes: September 9 & September 26

Ranch Leadership Report

Old Business: Policy Approval – Policy 103 |

New Business: Board Calendar Updates | Policy Revisions – Policies 106 & 208

Committee Reports

Member Open Forum (Limited to 3 Minutes Per Speaker)

Announcements

Adjournment

President's Comments



Consent Agenda



- ☐ September 9, 2025 Regular Board Meeting Minutes
- ☐ September 26, 2025 Special Board Budget Workshop
- ☐ CPGA Committee Call For 2 Candidates

Ranch Leadership Report

Scott Levy & Kim Visser

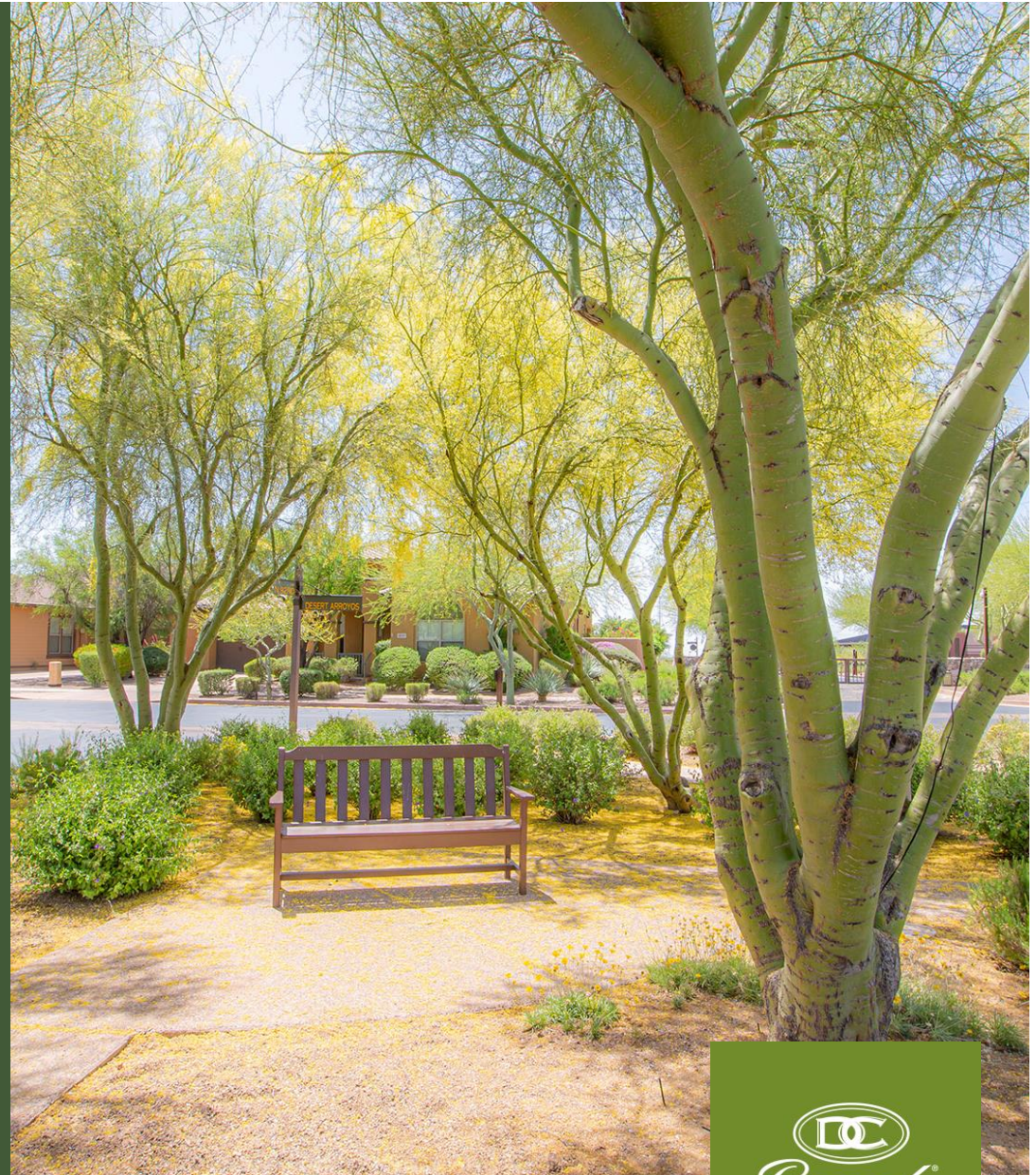
Communications

Community Patrol &
Gate Access

Community Standards

Landscape

Maintenance



Welcome to Phillip Christensen, CPA

New Director of Finance for
DC Ranch Association

25+ Years of Chief Financial
Officer/Controller experience; 15
years as senior financial leader
with major homebuilders
including Ryland Homes, Mattamy
Homes

Certified Public Accountant;
Licensed Realtor; Licensed
Insurance Broker



Update: Park & Manor Vandalism

- 2 Juvenile Subjects Arrested by Scottsdale PD
- Charges Related to DC Ranch Include:
 - Criminal Damage (Class 4 Felony) – Furniture/Trees
 - 6 Counts Theft (Class 1 Misdemeanor) - Packages
- Subjects Also Charged With:
 - Burglary 3rd Degree (Class 4 Felony) - McDonalds
 - Disorderly Conduct (Class 1 Misdemeanor) – SP Gas
 - Criminal Damage (Class 1 Misdemeanor) – SP Gas
- Furniture Replacements Ordered
 - Replacement Cost fully from Park & Manor Reserves
 - NO additional cost to Residents



Communications

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

- Emails regarding early concrete pours, tree trimming, and gate repairs
- Project recaps in the monthly Ranch Roundup

Community Services

Gate Enhancements, Cameras and Barrier Arms

Gate Enhancement Project

- Upgrades in progress at all community gates (operators, cameras, cabling, electrical).
- **8 of 13 unmanned gates** completed as of October 3, 2025 (62% complete).
- Next scheduled:
 - 619 Haciendas
 - 618 Market Street Villas
- **Ahead of schedule:** On track to finish all unmanned gates by end of 2025 (goal was January 2026).

Community Services

Traffic & Speeding Program

- **Equipment relocated:** 6 radar signs and 2 cameras — all tested and calibrated
- **System Integration:** ABDI and Traffic Logix successfully connected

Next Steps

- Training with Community Standards & Patrol – **October 7**
- Resident communication on Speed Program
- Community Standards to begin issuing notices & fines (as applicable)
- CPGA Committee & Community Standards reviewing speeding policies

Community Services

Name	Address	Traffic Direction
Eastgate: Iron Rings Dr S	Desert Camp Drive	South
Unmanned Gate 621: 95th Street S.W.	17739 North 95th Street	West
Westgate: Happy Hollow S.	East Desert Camp Drive	South
Westgate: Tapadero Dr E	Tapadero Drive	East
Windgate: Ethel's Garden - North 102nd Place	20263 North 102nd Place	North
Windgate: Mountain Spring S.W.	Windgate Pass Drive	South
Windgate: Rob's Camp N.W.	East Windgate Pass Drive	East



Community Services



Community Safety Forum

Wednesday, Oct. 15 | 6 to 8 p.m.
The Homestead Community Center
All ages | RSVP

TOPICS WILL INCLUDE:

- Understanding e-bike speed and stopping distances in shared areas.
- The risks of off-leash dogs near bike paths and roads.
- Promoting community safety and helping prevent neighborhood crime through active presence and responsible behavior in public areas.

FEATURED GUEST SPEAKERS



Officer Hayden Scott
Park Ranger,
Scottsdale Police Dept.



Officer Hanna Miller
Scottsdale Police Dept.

Officer Amber Fleming
Park Ranger,
Scottsdale Police Dept.

Aimee Herman
Account Manager,
GardaWorld

Maintenance

The Facilities Team has played a key role in advancing the goals of the "Restore the Ranch" initiative. Through hands-on project management and strategic oversight, the team has successfully facilitated several improvement efforts, including:

- Replacement of aging signage throughout the community
- Railing replacements to enhance safety and aesthetics
- Comprehensive research and evaluation of updated playground equipment and maintenance standards, with recommendations tailored to the specific needs of each neighborhood

These efforts reflect the Facilities Team's commitment to preserving the quality and appeal of DC Ranch, while proactively addressing infrastructure and amenity needs in alignment with the vision of "Restore the Ranch."

Maintenance



Monsoon storm cleanup – Facilities Apprentice Painters – Wasp nest removal at Desert Haciendas 1.11

Landscape





DC Ranch Landscape sod
removal



DC Ranch Landscape crews
Working on sod Replacement



DC Ranch Landscape crews
After the new sod was installed

Community Standards

- Transfer & Disclosures: 17
- Re-Inspections (non-compliant): 1
 - Re-Inspections: (compliant): 6
 - Pre-Inspections: 2

TOTAL: 26

Report Type	Count
DCR-01 Bulk Trash	9
DCR-06 Flags	1
DCR-10 Nuisance	1
DCR-12 Parking (2) Fire Hydrant	3
DCR-16 Modifications/Remodeling	5
DCR-17 Recreational Vehicles/Campers/Boats Trailers	2
DCR-19 Seasonal, Celebratory Decorations	9
DCR-20 Signs -Builder (Custom Lots)	1
DCR-22 Signs-Political	1
DCR-25 Storage of Personal Items	4
DCRH-05 Exterior Lighting	197
DCRH-06 Fencing and Gates	1
DCRH-09 Mechanical Equipment	2
DCRH-12 Paint	1
DCRH-16 Satellite Dishes and Antennae	2
DCRH-19 Stucco	3
DCRL-01 Base Shrubs	2
DCRL-07 Landscape Lighting	32
DCRL-08 Landscape Zones	8
DCRL-11 Plant Composition	2
DCRL-12 Plant Density	2
DCRL-14 Plant List, Prohibited	8
DCRL-18 Trees	29
Grand Total:	325







Policy Committee

Dr. David Green, Chair

Proposed Policy Approvals:

- Policy 103 – Ethics & Harassment

Proposed Policy Revisions – Policy 103: Ethics & Harassment Policy

- Add a ‘Corrective Action Process’ for Board Members, Neighborhood Voting Members, Board-appointed Committee members for misconduct including Harassment, ethical breach (conflict of interest; release of confidential information, etc.);
- Policy revisions posted for Member Comment for 20 days
- Policy Committee submits to Board for final review and approval

Board Calendar Updates

- Recommend approval – 11/10/25 Board meeting start time of 5:00pm
- Recommend approval – 2026 Board Calendar
 - Shift from Monthly to Bi-Monthly Meetings (Current: 11 meetings annually; Proposed: 7 meetings annually)
 - Meeting Start Time: 5:00 p.m.
 - Executive Sessions to be held only as needed (not standing scheduled)
 - Executive Sessions (if needed) to be held either earlier in day of Board meeting or day prior
 - January, March, April (Annual Meeting), June, August, October, November (Budget Ratification)
 - Special Meetings may be called as needed, and noticed appropriately

Proposed 2026 Board Calendar

January, March, April (Annual Meeting), June, August, October, November (Budget Ratification)

Special Meetings may be called as needed, and noticed appropriately



2026 DC Ranch Association Board of Directors Calendar Proposed 10/7/25

January	February	March
1/13 - Board Meeting 5 P.M. (DC) 1/21 - NVM Training 5 to 6:30 P.M. (DC)	No Board Meeting	3/01 - Deadline for Candidate Applications 3/04 - Board Meeting 5 P.M. (DC) 3/10 - Meet the Candidates Night 5 P.M. (TH) 3/13 - Ballots Mailed to NVMs & Residents
April	May	June
4/01 - Annual Meeting 5 P.M. (TH) • Announce Election Results • Organizational Update 4/15 - Joint Board Orient. 4 to 7 P.M. (DC)	No Board Meeting	6/02 - Board Meeting 5 P.M. (DC)
July	August	September
No Board Meeting	8/05 - Board Meeting 5 P.M. (DC)	No Board Meeting
October	November	December
10/01 - NVM Candidate Applications Available on dcranch.com 10/06 - Board Meeting 5 P.M. (DC) 10/14 - Safety Forum 6 P.M. (DC)	11/01 - NVM Candidate Statement Deadline 11/03 - Board Meeting 5 P.M. (DC) 2027 Budget Ratification	12/04 - NVM Ballots due by 5 P.M. Week of 12/15 - NVM Election Results Announced on Website



Policy Committee

Dr. David Green, Chair

Proposed Policy Revisions:

- Policy 106 – NVMs
- Policy 208 - Collections

Proposed Policy Revisions – Policy 106: NVM Policy

- Legal counsel review: Removed redundant or unnecessary language
- Add a clarification for concurrent NVM/Sub-Association Board Member roles. Section 106.8.f.
- Minor edits to include grammar fixes, word choice, spelling errors, and order of items

Proposed Policy Revisions – Policy 208: Collections Policy

- This is a joint policy between Community Council and Ranch Association
- Policy reviewed by new collections legal counsel (Kathryn Battock at Phillips, Maceyko, and Battock)
- Edits made to align with changes in Arizona state law regarding foreclosure
- Minor edits to include grammar fixes, word choice, spelling errors, and order of items

Recommended Next Steps

With Board approval, post these 2 revised policies for member review and feedback for 20 days

Please share any feedback via e-mail to the Policy Committee:
policy@dcranchinc.com

Policy Committee will collect and review feedback, with final suggested revisions to the Board

Ranch Board will consider revisions and adoption of policies at a future meeting

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

November 10: Regularly Scheduled Board Meeting



Adjournment