



The Mission of the Community Council is to facilitate a connected and welcoming community that instills pride and a sense of belonging in each DC Ranch resident. The Council's work includes visioning and facilitating initiatives that enhance residents' quality of life, serve collective interests and promote the DC Ranch brand. These benefits make DC Ranch a very special place to live.

**DC Ranch Community Council Board of Directors
Budget Work Session
October 22, 2025 | 5:30 p.m.
Desert Camp and Zoom**

MINUTES

Board Members Present:

Ron Belmont, President; Heidi Rosner, Vice-President; Dinesh Kakwani, Secretary/Treasurer; Elizabeth Kepuraitis, Director; Kris James, Director; John Crow, Director; and Rolland Dickson, Director.

Board Members Absent:

None.

Staff Members Present:

Jona Davis, Executive Director; Elizabeth Bird, Communications Manager; Jackie Flores, Community Center & Amenities Director; Lynette Whitener, Community Engagement Director; and Devin Haggerty, Executive Assistant (Recorder).

I. Welcome

Ron Belmont began the meeting at 5:31 p.m.

II. Presentation of Proposed 2026 Community Council Operating Fund Budget and Discussion

Jona Davis began by outlining the purpose of the session and providing an overview of the budget process. She emphasized the community's adoption of zero-based budgeting, which requires each budget item to be justified annually instead of relying on previous allocations. Ms. Davis highlighted ongoing efforts to identify cost savings and the collaborative work between the Finance Committee, Boards, staff, and new software. Budget was instrumental in preparing the budget proposal. Ms. Davis shared the Community Council's mission: to foster a connected and welcoming environment that instills pride in DC Ranch residents. She emphasized the importance of initiatives aimed at enhancing residents' quality of life and promoting the community's brand.

Ms. Davis provided an overview of the assessment structure within DC Ranch, detailing the comprehensive

COMMUNITY VALUES

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|--------------------------------------|------------------------------|---|
| ●Sense of Community | ●Diversity and Inclusiveness | ●Family |
| ●Healthy Lifestyles | ●Lifelong Learning | ●Environmental Stewardship |
| ●Artistic and Cultural Opportunities | | ●Relationship with the Larger Community |



budget development process that incorporates Board and Finance Committee directives, strategic plans, resident input, and reserve fund requirements.

Ms. Davis presented key highlights from the proposed budget:

- Budget is balanced at \$6.2M.
- The 2026 operating budget as proposed reflects a decrease of \$104,626 (1.7%) compared to 2025 budget.
- Assessments proposed to increase by 2.4% (\$2/mo.)
- No change in reserve contributions (remains at \$17 per month), supporting the findings and recommendations of the Level I Reserve Study conducted in Q3.
- An increase in Benefit Fee allocation to operations from \$1.65M to \$1.7M.
- Cost Sharing reimbursement covers costs between three entities.
- Programming-based revenues increasing to reflect additional program offerings in 2025
- Other income increasing - primarily the funds received through the Community Facilities District (CFD)

Ms. Davis reviewed the allocation of revenue and expenses. Lynette Whitener discussed Community Programs, including community events, programming, engagement, and communications.

Jackie Flores detailed expenses related to facilities and reserve funding, along with the 2026 Reserve Schedule. Ms. Davis outlined the next steps in the budget process.

III. Other Comment*

Resident Steven Koven had questions regarding Community Engagement 46% decrease and if an explanation of the CFD can be posted to the website.

Resident David Young complimented the team with "a fantastic presentation and reasonable assessment increase" via the zoom chat.

Board Director John Crow commended the Board and staff for the strong reserve standing.

Board Director Elizabeth Kepuraitis asked questions regarding a year-end surplus, decreases in Desert Camp expenditures and benefit fee allocation.


IV. Adjourn Meeting

Ron Belmont adjourned the meeting at 6:23 p.m.

These minutes were attested by:



Dinesh Kakwani
Community Council Board Secretary/Treasurer



Date

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**DC Ranch Community Council Board of Directors
Board Meeting Agenda
Nov. 5, 2025 | 5:30 p.m.
Desert Camp – Trailblazer Room and ZOOM**

AGENDA

- | | |
|---|---|
| I. Call to Order
Establish Quorum
Adopt Agenda | Ron Belmont |
| II. Approval of Board Meeting Minutes
a. Sept. 17, 2025 and Oct. 22, 2025 | Ron Belmont |
| III. Staff Reports
a. Staff Update
b. Public Affairs Update
c. Brand Refresh and Website Redesign Update | Jona Davis
Chris Irish
Elizabeth Bird |
| IV. Old Business
a. Capital Projects
b. Policy 208 (Community-wide Collections Policy) | Jackie Flores
Jona Davis |
| V. New Business
a. Consider Approval of the 2026 Operating Budget
b. Consider Approval of the 2026 Meeting Schedule | Jona Davis
Jona Davis |
| VI. Other Comment* | Ron Belmont |
| VII. Adjourn Meeting | Ron Belmont |

**Residents wishing to speak during the meeting are asked to submit a comment card to the Executive Assistant prior to the start of the meeting. Residents should note whether they wish to speak on a specific listed agenda item or under Other Comment. Each resident will be acknowledged and invited to speak; comments are generally limited to 3 minutes. All residents should step to the podium to speak in person; if attending virtually, they will be unmuted and invited to speak.*

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