



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

Board Meeting Minutes

Sept. 17, 2025 | 5:30 p.m.

Desert Camp – Trailblazer Room and Zoom

MINUTES

Board Members Present:

Ron Belmont, President; Heidi Rosner, Vice-President; Dinesh Kakwani, Secretary/Treasurer; Elizabeth Kepuraitis, Director (virtual); Kris James, Director; John Crow, Director.

Board Members Absent:

Rolland Dickson, Director.

Staff Members Present:

Jona Davis, Executive Director; Dee Nortman, Director of Finance; Elizabeth Bird, Communications Sr. Manager; Jackie Flores, Community Center & Amenities Director; Lynette Whitener, Community Engagement Director; Connor Brannon, Community Engagement Manager; Devin Haggerty, Executive Assistant (Recorder).

I. Call to Order

Ron Belmont began the meeting at 5:30 p.m.

Ron Belmont, President

Establish Quorum

Quorum was established with 6 board members present.

Adopt Agenda

John Crow motioned to approve, Heidi Rosner seconded.

II. Approval of Open Meeting Minutes: May 28, 2025 (no meeting in July) Ron Belmont

John Crow motioned to approve, Heidi Rosner seconded.

III. President's Report

Ron Belmont

a. Governance Committee

Mr. Belmont provided an update on Governance Committee as well as Sustainability Committee.

COMMUNITY VALUES

- Sense of Community
- Healthy Lifestyles
- Artistic and Cultural Opportunities

- Diversity and Inclusiveness
- Lifelong Learning

- Family
- Environmental Stewardship
- Relationship with the Larger Community



- IV. **Presentation of 2025 Reserve Study Findings** Tom Thompson, ARS
Mr. Tom Thompson from Advanced Reserve Solutions provided high-level key findings in the 2025 Reserve Study. There were no questions from board. Ms. Jona Davis noted the Reserve Policy will be updated, compiled and implemented in conjunction with the Ranch Association to ensure best practices are followed.
- V. **Presentation of Desert Camp Follow-up Survey** Jackie Flores
Ms. Jackie Flores provided presentation of feedback from Desert Camp follow up survey including indoor amenities, outdoor amenities, and policies. Completed projects include adjusted front desk hours to reduce overlap and control costs, expanded fitness studio access now open daily 5 a.m. to 7 p.m. outside of group fitness classes, and enhanced facility experiences. Enhancements in progress are new fitness equipment, pickleball enhancements, improved comfort of new AC unit for locker rooms, stronger Wi-Fi connectivity, and tennis enhancements. Mr. Kris James requested to bring handicap signs up to brand standard.
- VI. **Staff Reports**
a. **Staff Update** Jona Davis
Ms. Jona Davis provided the staff report. Department specific updates are in the Staff report included in the packets and posted to dcranch.com. Staff anniversaries were acknowledged and new personnel were introduced, Landri Hansen, part-time Graphic Design Coordinator, (not present) began in August and Connor Brannon, Community Engagement Manager, completed his first 3 months. Ms. Dee Nortman, Director of Finance & Administration, has tendered her resignation.
- VII. **New Business:**
a. **Policy 208 (Community-wide Collections Policy)** Dee Nortman
Director of Finance and Administration, Dee Nortman, presented the proposed revised draft noting that 1) this is a shared community wide DC Ranch policy; 2) the policy revision is necessitated by recent changes in legislation; and 3) the draft incorporates revisions reviewed and proposed by Carpenter Hazelwood. Versions of both the proposed draft and the current Collection Policy can be found on DCRanch.com for comparison purposes. The Ranch Association Policy Committee will review the policy in October followed by a review by the Ranch Association Board and a 20-day comment period. After which, it will be voted upon by both Boards. There were no questions from the board.
- VIII. **Old Business: None**
- IX. **Other Comment:**
There were no comments.
- X. **Adjourn Meeting** Ron Belmont

COMMUNITY VALUES

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

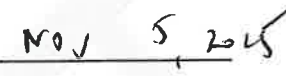


Mr. Ron Belmont adjourned the meeting at 6:02 p.m.

These minutes were attested by:



Dinesh Kakwani
Community Council Board Secretary/Treasurer



Date

COMMUNITY VALUES

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