



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
Nov. 5, 2025 | 5:30 p.m.
Desert Camp – Trailblazer Room and ZOOM

MINUTES

Board Members Present:

Ron Belmont, President; Heidi Rosner, Vice-President (virtual); Dinesh Kakwani, Secretary/Treasurer; Elizabeth Kepuraitis, Director; Kris James, Director; John Crow, Director. No absentees.

Staff Members Present:

Jona Davis, Executive Director; Chris Irish, Director of Public Affairs; Elizabeth Bird, Communications Manager; Jackie Flores, Community Center & Amenities Director; Lynette Whitener, Community Engagement Director; Faith Clear, Arts & Education Coordinator; Devin Haggerty, Executive Assistant (Recorder).

I. Call to Order

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

Establish Quorum

Quorum was established with 7 board members present.

Adopt Agenda

Mr. John Crow motioned to adopt agenda, Mr. Rolland Dickson seconded, and the motion passed.

II. Approval of Board Meeting Minutes

a. Sept. 17, 2025 and Oct. 22, 2025

Mr. Rolland Dickson motioned to approve, Mr. Dinesh Kakwani seconded and the motion passed.

III. Staff Reports

a. Staff Update

Ms. Jona Davis provided the staff report and complete report was including in Board Packet. Department specific updates in the Staff Report included in the packet and posted to dcranch.com. Staff anniversaries were acknowledged, and new personnel were introduced; Michael Limonata

COMMUNITY VALUES

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



Zapata, Community Center Custodian (not present), and Faith Clear, Arts & Education Coordinator, both started in September. Her report highlighted staff anniversaries; recap recent community events, communications updates, and community centers/facilities update.

b. Public Affairs Update

Ms. Chris Irish presented the Public Affairs update including the Mack Project plans and proposal for Hotel. The board is supportive of the public stance to oppose the hotel.

c. Brand Refresh and Website Redesign Update

Ms. Elizabeth Bird presented an update. Ms. Bird stated per the strategic plan, the website is refreshed and evaluated every 3-4 years and the brand is refreshed and evaluated every 6-8 years and these projects are funded by the reserve. An RFP was distributed to a dozen local companies, four submitted proposals and all were interviewed by the team in person. Rule29 has been selected will be collaborating in two phases: a brand refresh followed by website redesign. The team is currently in the brand refresh phase. Anticipated completion of brand refresh is January 2026. Board and residents are encouraged to provide feedback about the brand and website.

IV. Old Business

a. Capital Project

Ms. Jackie Flores provided a brief recap of recommended Capital Projects. Completed Capital Projects in 2025 include sunshade and artificial turf installation, wi-fi booster extension, phase I fitness center equipment, pickleball shade and tennis furniture, and locker room AC unit (in progress). Ms. Flores also presented a list of considerations for 2026 projects with project cost estimates in parentheses including: Desert Camp one-fourth mile loop conversion to concrete (\$50,000), additional shade and furniture for the tennis courts (\$7,600), conversion of artificial turf of the kidney bean area at The Homestead (\$8,800), new wayfinding markers for the path & trail system (\$15,000), and adding lighting at the Desert Camp basketball court and playground (\$39,730).

- i. ¼ Mile loop conversion and tennis furniture at Desert Camp: Mr. Belmont motioned to approve, Mr. James seconded, and the motion passed.
- ii. Path & Trail Wayfinding new plates (not to exceed \$15,000): Mr. James motioned to approve, Mr. Kakwani seconded, and the motion passed.
- iii. The Homestead artificial turf: Ms. Kepuraitis motioned to approve, Mr. Crow seconded, and the motion passed.
- iv. Desert Camp lighting installation: Mr. Belmont motioned to approve, Mr. Crow seconded, and the motion passed.

b. Policy 208 (Community-wide Collections Policy)

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This policy revision is necessitated by changes in legislation. The policy was posted for required comment period, there were no comments or feedback received. The Ranch Association board will be voting on this policy next week. Mr. Ron Belmont motioned to approve as the policy stands, Mr. Kris James seconded, and the motion passed.

V. New Business

a. Consider Approval of the 2026 Operating Budget

T Executive Director Davis presented the proposed 2026 operating budget. The budget as proposed reflected a decrease of \$104,626 and includes \$2 per unit monthly assessment increase with no change in reserve contributions (remaining at \$17 per month). An increase in Benefit Fee allocation to operations from \$1.65 to \$1.7 million. The open budget work session was held in October. After discussing and deciding to, Ms. Elizabeth Kepuraitis motioned to approve the budget with reduce budget monthly assessment to \$83 from \$84, take that dollar split it half from reserve and half from operations. Mr. Dinesh Kakwani seconded the motion and it passed unanimously.

b. Consider Approval of the 2026 Meeting Schedule

No changes were made to the Council meeting schedule, Mr. Dinesh Kakwani motioned to approve as proposed, Mr. John Crow seconded, and the motion passed.

VI. Other Comment*

There were no comments.

VII. Adjourn Meeting

Mr. Ron Belmont adjourned the meeting at 6:53 p.m.

**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.*

These minutes were attested by:


Dinesh Kakwani (Jan 29, 2026 09:31:53 MST)
Dinesh Kakwani
Community Council Board Secretary/Treasurer

01/29/2026

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






CC Board Meeting Minutes 11.5.25

Final Audit Report

2026-01-29

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