



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 Meeting Agenda
Jan. 28, 2026 | 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 (virtual); Elizabeth Kepuraitis, Director; John Crow, Director; Kris James, Director; and Rolland Dickson, Director.

Staff Members Present:

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

I. Call to Order

Mr. Belmont called the meeting to order at 5:30 p.m.

II. Establish Quorum

Quorum was established with all 7 board members present.

III. Adopt Agenda

Ms. Kepuraitis motioned to adopt the agenda, Ms. Rosner seconded.

IV. President's Report

Mr. Belmont provided an update on the recent Sustainability Committee meeting.

V. Approval of Board Meeting Minutes: Nov. 5, 2025

Ms. Kepuraitis motioned to approve with a typing error fixed, Ms. Rosner seconded and the motion passed unanimously.

COMMUNITY VALUES

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



VI. Insurance Coverage Update

Taylor Bouve, Commercial Insurance Broker with Crest Insurance Group, presented a high-level overview of the 2026 insurance market and DC Ranch's position within the market segment. He walked the board through key exposure changes and premium trends, highlighting how these factors influenced the commercial insurance renewal. The presentation also covered areas where Council performed particularly well, including cyber security, personnel issues, etc.

VII. Resident Survey Action Items Update

Ms. Bird, Communications Manager, provided a follow-up on the triennial Resident Survey. Results from the survey have been shared with residents since September 2025 via Ranch News and Ranch Roundup. Members from all boards, staff from both Community Council and Ranch Association have identified trends and action items for 2025, 2026, and 2027. The working document was shared in the board packet.

VIII. Staff Reports

a. Staff Update

Ms. Davis, Executive Director, provided the staff report update. January team Ranchiversaries, new personnel, and department highlights were shared. The full list was included in the board packet

b. Financial Update

Ms. Roberts, Director of Finance and Administration, shared the December 2025 month-end report, the 2025 preliminary year-end report, and benefit fee analysis. Ms. Kepuraitis requested a breakdown of reserve spending be provided in the future similarly to capital spending is broken down. A policy for reserve investing was recommended, potentially assigning the creation to Budget & Finance Committee.

IX. New Business:

a. Dispute Resolution Policy

In March 2024, the Council Board approved an amendment to the CCRs section on Dispute Resolution. The need to update the dispute resolution language was driven by a dispute between ICON and Sterling in January 2024 (since resolved) that revealed the need for more clarity on the dispute resolution process. While the Board voted to approve it, there are additional steps that must be followed to formally amend the CCRs that were not completed at the time. Therefore, this amendment was back before the Board for reconsideration. Director Kepuraitis motioned that the Board adopt the amendment to Article XI, Dispute Resolution and Limitation on Litigation of the DC Ranch Community Council Amended and Restated Declaration of Covenants and Easements subject to the steps necessitated by the CC&Rs and to be ratified at a future meeting. Director Rosner seconded and the motion passed unanimously.

X. Old Business: None

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XI. Other Comment*

There were no comments.

XII. Adjourn Meeting

Mr. Belmont adjourned the meeting at 6:27 p.m.

**Residents wishing to speak during the meeting are asked to submit a comment card to Devin Haggerty 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

Dinesh Kakwani
Community Council Secretary/Treasurer

03/26/2026

Date

Signature:


[Dinesh Kakwani \(Mar 26, 2026 11:45:12 PDT\)](#)

Email: dinesh.kakwani@dcranchinc.com

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CC Board Meeting Minutes 1.28.26_SIGNED

Final Audit Report

2026-03-26

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