



DC Ranch Association  
Board of Directors Meeting Minutes  
Tuesday, January 12, 2026 | 5:15 p.m.  
Desert Camp Trailblazer Room / Zoom

**Board Members Present:** Marla Walberg, Iryna Sukhovolets, David Underwood, David Green, Chris Mullen

**Board Member(s) Absent:** None

**Staff Present:** Scott Levy, Kim Visser, Davina Lunetta, Jose Barcenas, Jose Cadenas, Vince Muldrow

**I. Call to Order/Quorum Established:**

Marla Walberg called the meeting to order at 5:15 p.m. Roll call confirmed a quorum of five (5) directors present.

**II. Adopt Agenda**

Mr. Mullen motioned to adopt the agenda; seconded by Ms. Sukhovolets. Motion passed unanimously.

**III. President's Comments**

Ms. Walberg welcomed all attending in person and online. Ms. Walberg wished everyone a happy new year.

**IV. Approval of Consent Agenda**

- November 10, 2025 Regular Open Board Meeting Minutes
- November 13, 2025 Special Meeting of Voting Members Minutes

Mr. Underwood motioned to approve the consent agenda; seconded by Dr. Green. Motion passed unanimously.

**V. Ranch Leadership Report**

Mr. Levy and Ms. Visser presented the Ranch Leadership Report.

Ms. Visser introduced the Association's staff department heads who shared updates from their respective areas: Elizabeth Bird (Communications); Davina Lunetta (Community Services); Phillip Christensen (Finance); Jose Barcenas (Ranch Maintenance); Jose Cadenas (Landscape); Vince Muldrow (Community Standards).

Informational update only. No Board action taken.

**VI. New Business**

**a. Country Club at DC Ranch Golf Course Construction**

The Country Club at DC Ranch Board President Ed Rady and General Manager Jason Asbra presented update on golf course construction to the Board.

Country Club leadership seeking Ranch Board approval for exceptions to construction hours to accommodate expedited completion of the project:

- 1) Request exception to allow construction activity, including excavation work, which may produce noise, on Saturdays between 8am-2pm for duration of project; and 2) Request permission for construction crews to enter the gates at 6:30am for purposes of a Safety Meeting in country club parking lot. No construction activity to begin until posted construction start time of 7:00am

Discussion ensued amongst the Board and membership.

Motion made by Dr. Green to approve Country Club request for limited exceptions to construction hours as proposed, seconded by Mr. Underwood. Motion passed unanimously.

**b. Ranch Board Election 2026**

Mr. Levy reviewed timeline for 2026 Ranch Board elections. Candidate applications available on DCRanch.com on February 2, due by March 2 at 5pm. March 11 'Meet The Candidates Night' event. March 13 ballots sent to NVMs (and residents in neighborhoods not represented by NVMs). April 1 – Annual Meeting, election results announced.

Mr. Levy shared for Board discussion and action:

- For March Elections (April 1, 2026 term):
  - 2 current Board seats term expiration (Sukhovolets and Green [interim for Gallivan vacancy])
  - 2 Board vacancies due to recall election (Geiger and Young)
  
- Which Board seats should be placed on ballots for April 1 term?

Motion made by Ms. Walberg: Motion to extinguish the seats previously held by Mr. Young and Ms. Gallivan (interim Dr. Green) effective at the next annual meeting, such that the Board will consist of five directors. At this next election, two people will be elected for three-year terms. Motion seconded by Mr. Underwood.

Discussion ensued amongst the Board.

- Mr. Mullen clarified, if this motion were adopted: Two director seats elected this year (Sukhovolets/Green); one director seat elected in 2027 (Underwood); and two director seats elected in 2028 (Walberg/Mullen).
- Ms. Sukhovolets stated that she opposed this motion. We have 7200+ residents, not sure that a Board of five can represent all of these voices. She would understand if there was no interest for people to run for larger number of seats, but not proportional to keep Board at five.
- Mr. Mullen suggested a potential compromise, having six seats on the Board. Mr. Mullen stated that with 2700 homes, current Board of 5 represents 1 director for every 540 homes. If increased to 6 directors, this would increase to 1 director for every 450 homes. Mr. Mullen stated that having an even number of directors would encourage Board to have debate and reach compromises with broad appeal. Ms. Sukhovolets spoke in support of this idea.
- Dr. Green commented that the Bylaws require 3 to 7 directors, which was not of our design. The prior Board had 7 directors and did not work out well. Director Green stated that while the number of directors itself was not the priority concern, it needs to be a working and functional group. Dr. Green stated it needs to be an odd number, so that votes are not endlessly deadlocked.
- Mr. Underwood stated that he agreed with Dr. Green. This Board has been functioning well with five directors. Mr. Underwood further stated agreement with keeping to odd number, to allow due process and prevent deadlocked issues.

- Mr. Levy shared online comments from members: 1) What do the Bylaws about number of directors? *Article III, Section 3.2 of Bylaws – Number of Directors: “The Board shall consist of no less than three or more than seven directors, as provided herein.”*; 2) another member asked question: How would ties be broken with six directors? *Director Mullen responded that there would need to be a negotiation to find consensus of at least four directors. If not, the matter would not pass.*
- Ms. Walberg stated she could understand both sides of this discussion. We have been functioning at a very high level with five members on current Board. Having an even number would create unnecessary friction.
- Mr. Mullen stated if consensus was for odd number, then he recommends seven seats for the Board, community of our size warrants a broad spectrum of opinions.

Discussion ensued amongst the membership. Six spoke in favor of current board of five. Three spoke in support of a larger Board of seven.

With no further discussion, the question was called. Three voted in favor, two opposed. Motion carries by a 3-2 vote and is approved.

#### c. **Brand Refresh & Website Design**

Elizabeth Bird (Communications Manager) presented an update on DC Ranch Brand Refresh & Website Design.

Ms. Bird stated that a website re-design is typically undertaken every 3 years. Communications team determined that an overall brand refresh should be conducted every 6-8 years, timing aligned with website project. Both of these projects are funded out of Community Council reserve funds.

Goal of the brand refresh: develop a refreshed brand identity that captures DC Ranch’s evolution into a vibrant and forward-thinking community, while honoring its rich history and legacy.

DC Ranch has partnered with Rule 29 for this work. Two phases: Brand refresh, followed by website re-design. This phase should be completed in Q1, followed by website work.

**d. Landscape & Maintenance Yard Safety**

Ms. Visser reported on the current working conditions for the Landscape & Maintenance teams. They lack a permanent, safe workspace – vehicle parking, equipment & supply storage, workshop, lunchroom/training, restrooms, air conditioning.

From 2010-2020, the team shared space through a lease agreement with Country Club at DC Ranch maintenance yard. This lease was not renewed in 2020. Prior management's stated plan was to build a facility on a parcel adjacent to DC Ranch. The facility had a multi-million dollar cost which never came to fruition.

Since 2020, team has 'squatted' in temporary space on land next to Copper Ridge School (owned by Scottsdale Unified School District – by memorandum of understanding with school district).

This was never intended as long-term space and is neither suitable nor safe. Team is unprotected from elements, does not have adequate workspace, nor indoor facilities/power/bathrooms. Last year, with extreme summer temperatures, we had 2 landscape employees hospitalized due to heat stroke.

Proposed interim solution: Executive leadership seeking Board support to complete due diligence and install interim solution (rental construction office trailer on a 2-year lease) as soon as possible ahead of hot summer months. Anticipate a 3-4 month process for necessary approvals, permitting, and installation. Motion made by Dr. Green and seconded by Mr. Underwood in favor of the proposed interim solution, as presented.

Mr. Underwood stated that he shares sense of urgency in addressing this, and is personally appalled our team members are working in these conditions. Mr. Underwood stated prior leadership had not brought this to the Board's awareness.

Mr. Mullen asked if there was a long-term solution? Mr. Levy replied that the prior long-term solution was not viable (capital funding necessary has not to date been saved or other funding mechanism secured to purchase land and build a facility).

Mr. Jose Cadenas spoke to the unsuitable conditions at the current site.

The question was called. Motion passed unanimously.

e. **Committee Call for Candidates**

Several Board-appointed committees have vacancies, as follows:

- Budget & Finance Committee – David Underwood, Chair
  - 2 Vacancies
- Modifications Committee – David Underwood, Chair
  - 2 Vacancies
- Policy Committee – Dr. David Green, Chair
  - 1 Vacancy

Mr. Underwood moved to direct staff to issue a call for candidates for the announced committee vacancies, seconded by Dr. Green. Motion carried unanimously.

**VII. Committee Updates**

a. Budget & Finance Committee

Mr. Underwood is continuing to work with Director of Finance Phillip Christensen and Finance Committee. The Committee will undertake initial review of the 200-series of policies related to financial matters. Policies 204 (Investment) and 208 (Collection) have recently been modified.

b. Modification Committee

Mr. Underwood shared very active agendas for Modification Committee. COO Visser and staff is working diligently and diplomatically with Covenant Commission.

c. Policy Committee

Dr. Green shared the committee will continue work on revisions/updates to all policies, with plan to meet every other month moving forward.

d. Sustainability Committee

Ms. Sukhovolets shared that Sustainability Committee had very good meeting in November. Committee members have reached out to APS regarding assessment of energy use around DC Ranch. Exploring opportunities for increased use of solar power. Next meeting January 20.

e. Community Patrol & Gate Access Committee

Mr. Mullen in 4<sup>th</sup> Quarter all radar speed signs were re-deployed around the ranch. Data reveals not very much speeding on residential streets. Major streets such as Windgate Pass (Windgate) and Desert Camp Drive (Country Club) seeing highest incidents and frequency of speeding violations.

**VIII. Member Open Forum**

- Recommend Board consideration of NVM leadership roles, such as President/Vice President of NVMS

**IX. Announcements**

- a. February 2, 2026 – Ranch Board applications available on DCRanch.com
- b. Next Regularly Scheduled Board Meeting March 3, 2026

**X. Adjourn Meeting**

There being no further business, Dr. Green motioned to adjourn the meeting. Mr. Underwood seconded the motion. Meeting adjourned at 6:54 p.m.