



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
May 27, 2026 | 5:30 p.m.
Desert Camp – Trailblazer Room and Zoom

MINUTES

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

Board Members Absent: Rolland Dickson, Director.

Staff Members Present: Jona Davis, Executive Director; Mitch Gens, Director of Finance and Administration; Lynette Whitener, Community Engagement Director; Chris Irish, Director of Public Affairs; Elizabeth Bird, Communications Manager (virtual); Steven Celsy, Community Center Manager; and Devin Haggerty, Executive Assistant (Recorder).

I. Call to Order

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

II. Establish Quorum and Adopt Agenda

A quorum was established with 6 of 7 board members present.

Director Rosner motioned to adopt agenda, Vice President Crow seconded and the motion passed unanimously.

III. Approval of Board Meeting Minutes

a. March 25, 2026

Director Rosner motioned to approve, Director Kakwani seconded and the motion passed unanimously.

b. April 8, 2026

Director Rosner motioned to approve, Secretary/Treasurer Kepuraitis seconded and the motion passed unanimously.

IV. President's Report

- a.** President Belmont reported that, in response to resident feedback and after further consideration, the Community Council has opted not to proceed with the proposed logo change. The level of

COMMUNITY VALUES

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



passion shared by residents underscores the pride the community has in DC Ranch and its brand. The remainder of the project including Phase I (research and branding) and Phase II (website redesign) will continue as planned.

b. Consider Finance Committee Appointments

The board appointed John Crow and re-appointed Troy Anderson and Elizabeth Kepuraitis to the Council Finance Committee for a two-year term ending on June 30, 2028. Elizabeth Kepuraitis as current Council Board Treasurer will serve as the Finance Committee Chair. Dinesh Kakwani, previously on the committee as Treasurer, will continue serving as well as resident Alexandra Pitea. Director Rosner motioned to approve Council Finance Committee appointments, Director James seconded and the motion passed unanimously.

V. Staff Reports

a. Staff Update

Ms. Davis, Executive Director, provided the staff report update. April and May team anniversaries, new personnel, and department highlights were shared. The full report was included in the board packet materials.

b. Financial Report

Mr. Gens, Director of Finance and Administration, provided the month-end financial report and quarterly benefit fee analysis.

VI. New Business - none

VII. Old Business

a. Solar Proposal

Mr. Gens, Director of Finance and Administration, presented the solar project's feasibility, including capital investment, potential tax credits, and projected operation savings for considerations. The Board closely reviewed the proposed solar installation to understand its potential benefits, including long-term energy savings, available tax credits, and alignment with DC Ranch's sustainability efforts. After weighing the costs and overall feasibility, the Board has decided not to move forward with the project at this time. Director Rosner motioned to table the solar project proposal, Vice President Crow seconded and the motion passed unanimously.

b. Public Affairs Update

Ms. Irish, Director of Public Affairs, reviewed updates made to the Public Affairs Engagement Plan for Sky Harbor. The changes reflect the new flight path program the FAA recently announced and is currently working on. The updated Engagement Plan was included in the board packet. Director James motioned to approve the direction and changes to the Public Affairs Engagement Plan for Sky Harbor as proposed. Director Rosner seconded and the motion passed.

Ms. Irish also provided an update on the construction of the City's dog park at the southwest corner of Hayden Road and Thompson Peak Parkway. Director James asked for an update on the

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Thompson Peak Parkway bridge, Ms. Irish says not at this time. A new project manager has been assigned to the project and there will be an open house at an unknown future date.

VIII. Other Comment*

From the request on his comment card, resident Chris Reynolds shared “a residents perspective on transparency and stewardship” including comments about proposed brand refresh and cost, revenue of Community Council, Council personnel and real estate lease costs, benefit fees and capital spending, and requested more transparency, regular financial summaries, and meaningful seat at the table before major decisions get made. The board thanked him for his comment.

From the request on his comment card, resident Chris Mullen asked if the Community Council has considered electric vehicles. Executive Director Davis indicated that the Council does not currently have any electric vehicles. and that the Sustainability Committee will be tasked to looking into this Ranch-wide.

Online comment from resident Andrea Brin stated she was “quite disturbed by all the misinformation and misunderstanding about the rebranding, logo and website. The issue exists with NVM’s and many residents. I am thinking there must be a ‘fix’ that the Council can come up with to spread the word with Ranch Association and the community.” She requested to appoint representatives to better share information.

Resident Art Landau indicated on his comment card that he did not want to speak but provided written comments. The written comments were acknowledged and presented to the board members following the meeting.

IX. Adjourn Meeting

President Belmont adjourned the meeting at 6:19 p.m.

These minutes were attested by:

Elizabeth Kepuraitis
Elizabeth Kepuraitis (Jul 30, 2026 20:25:23 CDT)
Elizabeth Kepuraitis
Community Council Board Secretary/Treasurer

07/30/2026

Date

**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.*

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Community Council Board Meeting Minutes

Final Audit Report

2026-07-31

Created:	2026-07-30
By:	Devin Haggerty (devin.haggerty@dcranchinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAY7Lawza3Je04Rfo95dtCETfgTnHxnqJX

"Community Council Board Meeting Minutes" History

 Document created by Devin Haggerty (devin.haggerty@dcranchinc.com)
2026-07-30 - 8:43:41 PM GMT

 Document emailed to Elizabeth Kepuraitis (elizkep@gmail.com) for signature
2026-07-30 - 8:43:47 PM GMT

 Email viewed by Elizabeth Kepuraitis (elizkep@gmail.com)
2026-07-31 - 1:21:38 AM GMT

 Document e-signed by Elizabeth Kepuraitis (elizkep@gmail.com)
Signature Date: 2026-07-31 - 1:25:23 AM GMT - Time Source: server - Signature Appearance Selected: TYPE

 Agreement completed.
2026-07-31 - 1:25:23 AM GMT