



DC Ranch Association
Board of Directors Meeting Minutes
Tuesday, March 3, 2026 | 5:00 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, Phillip Christensen, 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. *Note: Due to facility technical issues, there was major audio interference preventing the continued use of Zoom and no meeting recording was able to be made.*

II. Adopt Agenda

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

III. President's Comments

Ms. Walberg welcomed all attending. Ms. Walberg announced that the Board had approved new 3-year contracts for Ranch Association executive leaders Scott Levy (Chief Administrative Officer) and Kim Visser (Chief Operating Officer).

IV. Approval of Consent Agenda

- January 12, 2026 Regular Open Board Meeting 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); Phillip Christensen (Finance); Jose Barcenas (Ranch Maintenance); Jose Cadenas (Landscape); Vince Muldrow (Community Standards).

Informational update only. No Board action taken.

VI. Old Business

a. Country Club at DC Ranch Golf Course Construction

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

Construction is currently ahead of schedule, moving from the 'back 9' up to practice facility. Mr. Asbra advised that the first turf treatment had been applied. Mr. Asbra expressed appreciation to Ranch Association staff for helping share communications to Country Club residents. Mr. Asbra noted this is an active construction site, and all residents should take notice of posted signage. Concern for children gaining access to dirt mounds and other areas which is unauthorized and unsafe.

Informational update only. No Board action.

b. Ranch Board Election 2026

Mr. Levy reviewed timeline for 2026 Ranch Board elections. Five candidates have applied to be on the ballot for board elections. The candidates (in alphabetical order by last name) are as follows: Jon Dubauskas; Dr. David Green; Jodi Kaye; Thomas LaPorte; and Sandra Lynn.

March 11 'Meet The Candidates Night' event will be held at NextSpace and virtually via Zoom. March 13 ballots sent to NVMs (and residents in neighborhoods not represented by NVMs). April 1 – Annual Meeting, election results announced.

Informational update only. No Board action

c. **Committee Vacancies**

Mr. Underwood provided update on Finance Committee. One committee member resigned (Glenn Bier).

- Mr. Underwood made motion to dismiss Kyle Levy from Finance Committee. Second by Dr. Green. With no further Board discussion, question was called. Board voted unanimously in support.
- Mr. Underwood made motion to appoint David Ide to the Finance Committee, sharing his professional and personal background. Second by Dr. Green. With no further Board discussion, question was called. Board voted unanimously in support.

Mr. Underwood provided update on Modifications Committee. One committee member resigned (Pam Anzalone).

- Mr. Underwood made motion to appoint Kay Long to the Modifications Committee. Seconded by Dr. Green. With no further Board discussion, question was called. Board voted unanimously in support.

Dr. Green provided update on Policy Committee. There is 1 current vacancy.

- Dr. Green made motion to appoint Pauline Kelley to the Policy Committee. Seconded by Mr. Underwood. With no further Board discussion, question was called. Board voted unanimously in support.

VII. New Business

a. **2026 Road Construction Budget Approval**

Mr. Levy presented the Board with an update on road construction. Through the Summer/Fall of 2025, 11 neighborhoods had full or partial road reconstruction completed. A number of neighborhoods are currently due or overdue for deferred maintenance per plan.

Mr. Levy presented a request to the Board seeking authorization to utilize road reconstruction reserve budget of approximately \$1,689,106 per plan for designated road repairs in 2026.

The full plan (attached as **Exhibit A** to these minutes) includes 4 neighborhoods for full/partial reconstruction:

- The Estates - \$125,495
- CC/Corral Lane Parcel 4.7 - \$19,044
- CC/Iron Rings Parcel 4.14/4.15 - \$100,022
- Horseshoe Canyon Parcel 5.6 - \$92,315

The plan also includes 21 neighborhoods and 2 arterial roadways for isolated repairs, crack fill, and seal coat maintenance.

Mr. Underwood made a motion to approve the road construction plan as presented. Seconded by Mr. Mullen. Board discussion ensued. There were a couple member comments regarding particular neighborhoods. With no further discussion, question was called. Motion passed unanimously.

VIII. Committee Updates

a. Budget & Finance Committee

Mr. Underwood shared that next meeting will be March 25 at 3pm. Finance Committee will be meeting monthly. No further updates.

b. Modification Committee

No updates.

c. Policy Committee

Dr. Green shared the committee will next meet on March 13. 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 will meet March 26.

e. Community Patrol & Gate Access Committee

Mr. Mullen shared the committee will next meet March 16. The committee is supporting a community survey on security services. Regarding traffic enforcement, plan to reposition 3 of 6 speed radar signs.

IX. Member Open Forum

- Recommend enhanced enforcement of lighting standards in community
- Seeking alternative gate access method for residents using rental cars/auto dealers with multiple vehicles
- Discussed landscaping removal of invasive species

X. Announcements

- a. March 11, 2026 – Meet The Candidates Night – Location To Be Confirmed

- b. April 1, 2026 – 2026 Ranch Association Annual Meeting at 5:00 pm
- c. April 1, 2026 – Ranch Board Organizational Meeting
- d. June 2, 2026 – Ranch Board Regular Meeting

XI. Adjourn Meeting

There being no further business, Mr. Underwood motioned to adjourn the meeting. Mr. Mullen seconded the motion. Meeting adjourned at 6:20 p.m.

Exhibit A -- 2026 Roadwork Plan

Terrace Homes East

- Isolated Repair, Crack Fill & Seal Coat
- \$24,526

Terrace Homes West

- Isolated Repair, Crack Fill & Seal Coat
- \$16,887

The Estates

- Reconstruction (roadway around park): \$77,285
- Isolated Repair, Crack Fill & Seal Coat: \$48,210

Arcadia

- Isolated Repair, Crack Fill & Seal Coat: \$126,085

Country Club – Desert Camp Drive

- Isolated Repair, Crack Fill & Seal Coat, Roll Curb & Gutter Repair
- \$220,837

Country Club – Parcel 4.1 Longhorn

- Isolated Repair, Crack Fill & Seal Coat: \$31,013
- Bridle Place, Lariat Drive, Lasso Place

Country Club – Parcel 4.2 Columbia

- Isolated Repair, Crack Fill & Seal Coat: \$45,702

Country Club – Parcel 4.4 Monterey

- Isolated Repair, Crack Fill & Seal Coat: \$19,339

Country Club – Parcel 4.8 Corral Lane/Cross Canyon

- Reconstruction – Corral Lane: \$19,044

Country Club – Parcel 4.14/4.15 Iron Rings/Hideaway Lane

- Reconstruction: Hideaway Lane & Iron Rings Drive: \$169,565
- Isolated Repair, Crack Fill & Seal Coat (all other): \$25,291

Country Club – Parcel 4.17 Cross Canyon

- Reconstruction: Cross Canyon Way: \$100,022
- *Open Fire Access Road to Windgate During Work*

Montelena

- Isolated Repair, Crack Fill & Seal Coat: \$29,774

Camelot

- Isolated AC Repair, Crack Fill, Seal Coat: \$61,425

Rosewood

- Isolated AC Repair, Crack Fill, Seal Coat: \$15,285

The Haciendas

- Isolated AC Repair, Crack Fill, Seal Coat: \$61,425

Horseshoe Canyon 5.6

- Reconstruction 107th Street &
- Isolated Repairs, Crack Fill, Seal Coat: \$92,315

Horseshoe Canyon 5.9

- Crack Cleaning & Filling: \$975

Horseshoe Canyon 5.11 & 5.12

- Isolated Repair, Crack Fill, Seal Coat: \$50,379

Horseshoe Canyon T1 Canyon Villas

- Isolated Repair, Crack Fill, Seal Coat: \$8,446

Horseshoe Canyon T4

- Isolated Repair, Crack Fill, Seal Coat: \$20,581

Windgate – Arterial Streets (Saguaro Canyon Trail, Whistling Wind Way, Windgate Pass)

- Isolated Repairs, Crack Filling, Seal Coat
- \$182,598

Windgate Upper Canyon 6.2

- Isolated Repairs, Crack Fill, Seal Coat: \$85,339

Windgate Upper Canyon 6.3

- Isolated Repairs, Crack Fill, Seal Coat: \$33,125

Windgate Upper Canyon 6.4 & 6.5

- Isolated Repairs, Crack Fill, Seal Coat: \$24,200

Windgate Upper Canyon 6.7

- Isolated Repairs, Crack Fill, Seal Coat: \$38,635

Windgate Upper Canyon 6.9

- Isolated Repairs, Crack Fill, Seal Coat: \$24,311

Windgate Upper Canyon 6.13

- Isolated Repairs, Crack Fill, Seal Coat: \$14,714

Windgate Upper Canyon 6.14

- Isolated Repairs, Crack Fill, Seal Coat: \$21,773

TOTAL 2026 Road Work Budget Estimate: \$1,689,106