
Ranch Board Meeting Begins at 5:00 PM



USE HEADPHONES FOR
BEST SOUND QUALITY

Ranch Association Board of Directors

DESERT CAMP | ZOOM

AUGUST 4, 2026



Roll Call

Marla Walberg

Dr. David Green

Dave Underwood

Chris Mullen

Jodi Kaye

Meeting Agenda

Call to Order

Roll Call / Establish Quorum / Adopt Agenda

President's Comments

Consent Agenda: Approval of Minutes: June 9 | Member Appeal of Fine

Approval of 2025 Ranch Association Audit

Ranch Leadership Report

New Business: Violation Appeal | Policies for Review

Committee Updates

Member Open Forum (Limited to 3 Minutes Per Speaker)

Announcements

Adjournment



President's
Comments

Consent Agenda



☐ June 9 Regular Board Meeting Minutes

2025 Ranch Association Audit Report

Paul E. Hansen, CPA
Butler Hansen PLC





Ranch Leadership Report

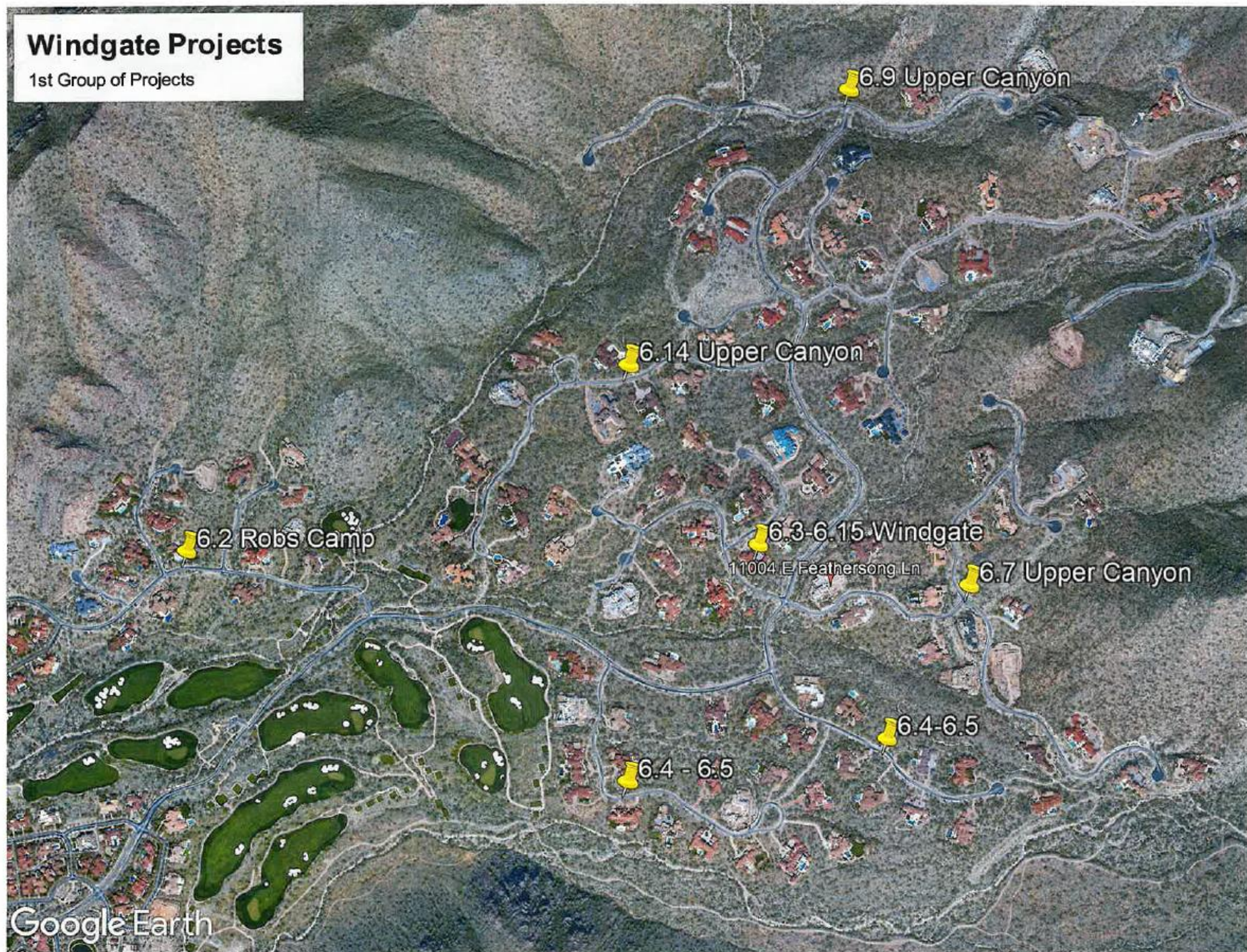




“26 IN 26” Road Maintenance 2026

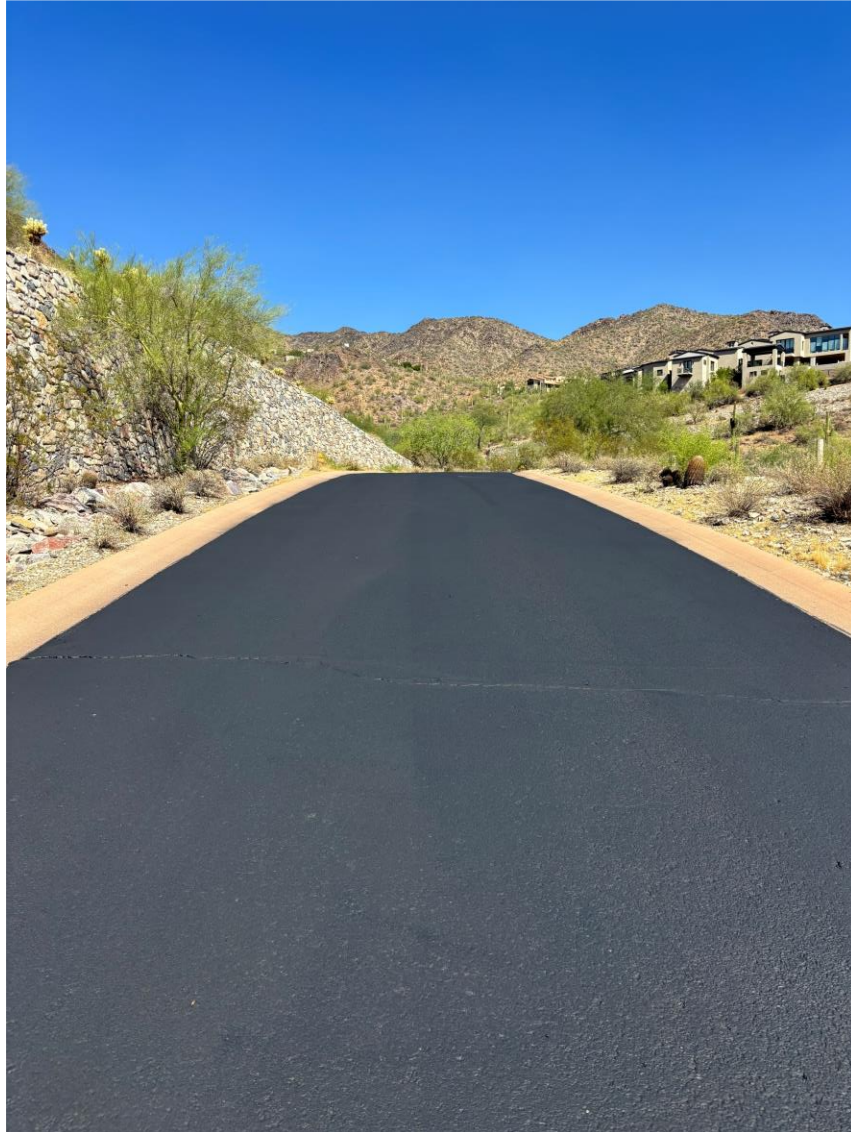
Windgate Projects

1st Group of Projects



Google Earth

Road Construction – Safety First!



DCR WINDGATE EXECUTION PLAN



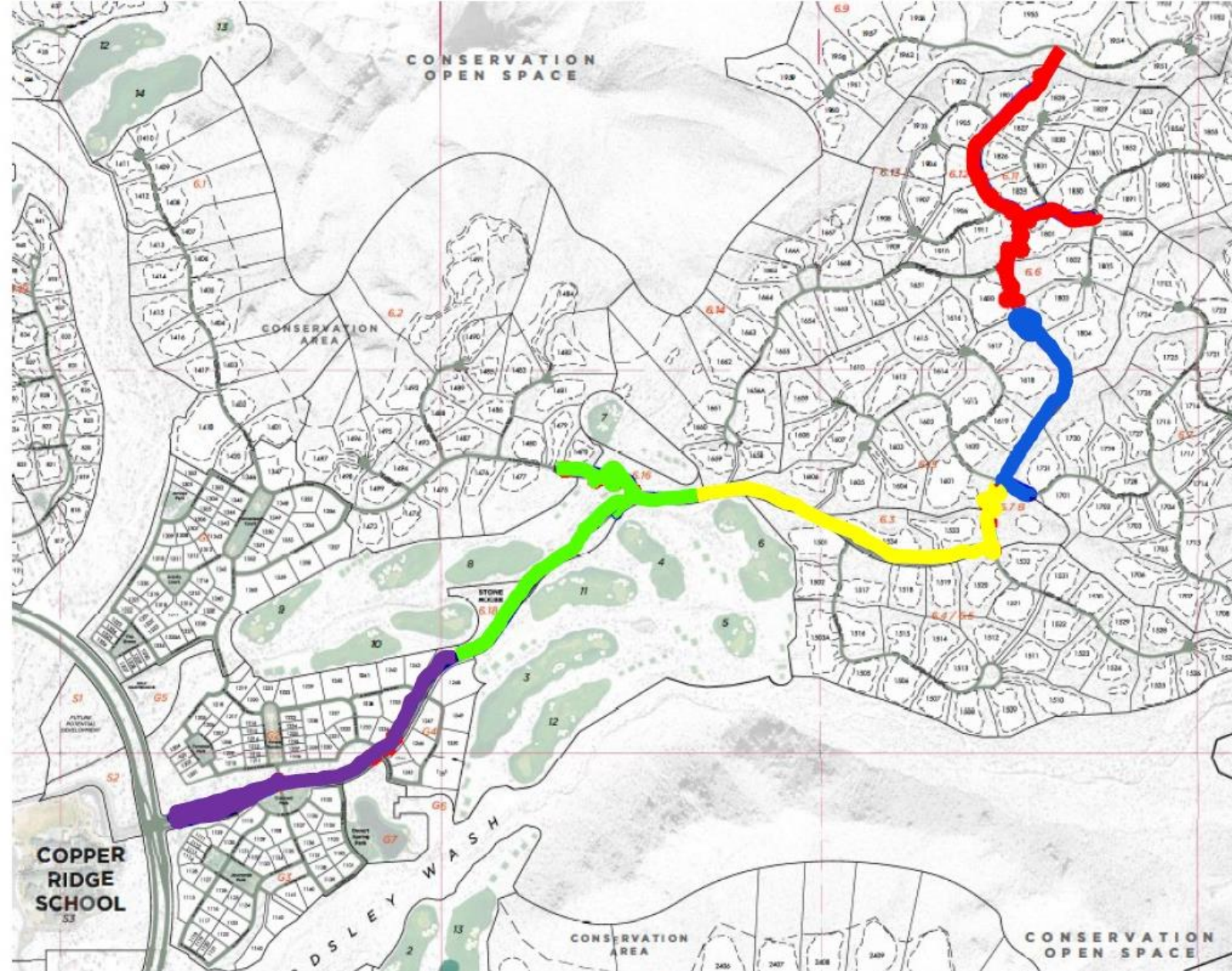
PROJECT SCHEDULE

Start Date: August 4th 2026

Est. Completion: August 25th 2026

DATE	SCOPE OF WORK / TIME
AUGUST 4	LEAN MIX & SAW CUT 6AM
AUGUST 4	R&R (AFTER LM)
AUGUST 5	R&R 6AM
AUGUST 6	R&R 6AM

DCR WINDGATE EXECUTION PLAN



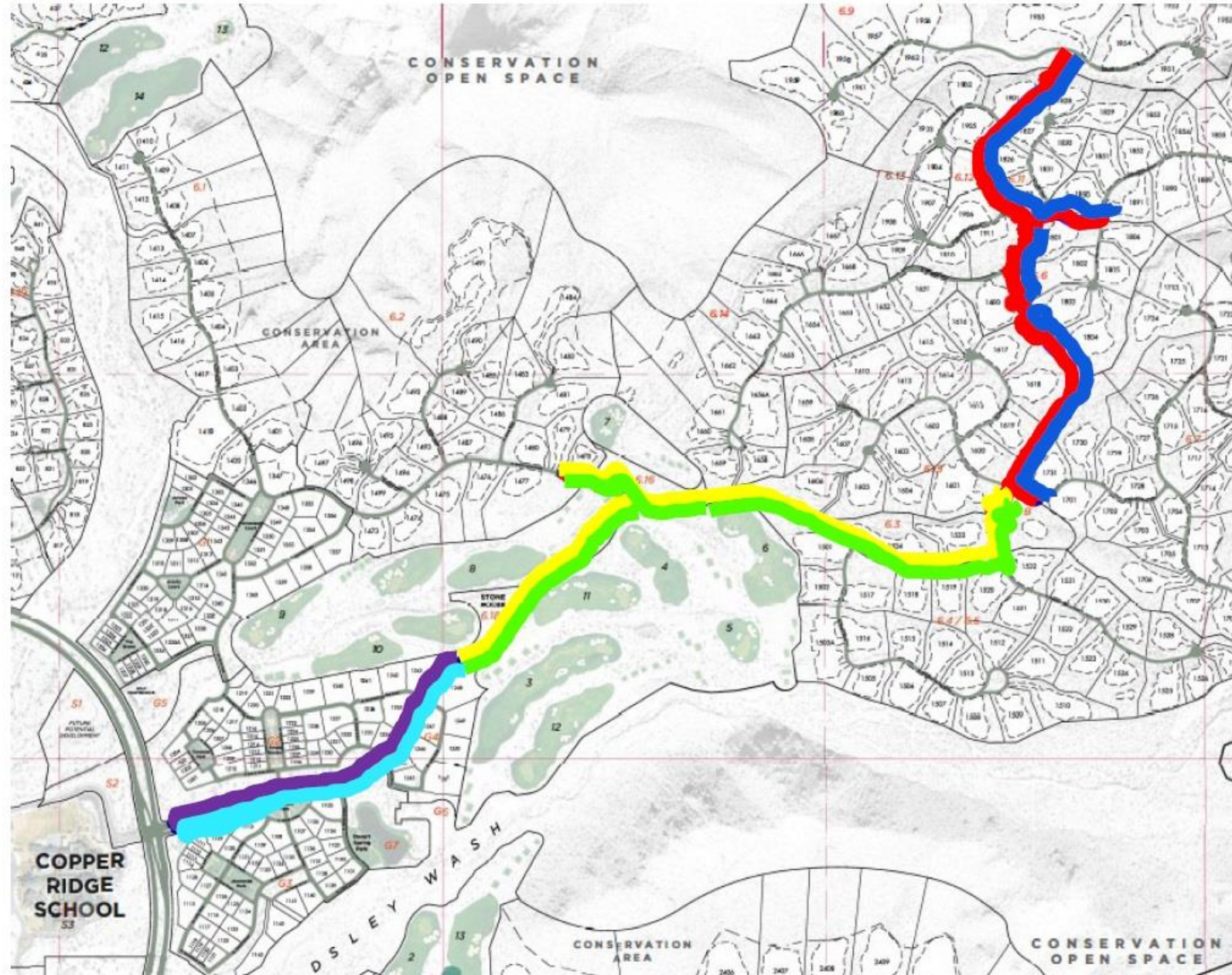
PROJECT SCHEDULE

Start Date: August 4th 2026

Est. Completion: August 25th 2026

DATE	SCOPE OF WORK / TIME
AUGUST 10	CRACK SEAL 6AM
AUGUST 11	CRACK SEAL 6AM
AUGUST 12	CRACK SEAL 6AM
AUGUST 13	CRACK SEAL 6AM
AUGUST 14	CRACK SEAL 6AM

DCR WINDGATE EXECUTION PLAN



PROJECT SCHEDULE

Start Date: August 4th 2026

Est. Completion: August 25th 2026

DATE	SCOPE OF WORK / TIME
AUGUST 17	SEAL COAT 6AM
AUGUST 18	SEAL COAT 6AM
AUGUST 18	RESTRIPE 10PM – 5AM
AUGUST 19	SEAL COAT 6AM
AUGUST 20	SEAL COAT 6AM
AUGUST 20	RESTRIPE 10PM – 5AM
AUGUST 21	SEAL COAT 6AM
AUGUST 24	SEAL COAT 6AM
AUGUST 24	RESTRIPE 10PM – 5AM



Consider Approval to Construction Hours Exemption

- Ranch leadership recommends exemption to construction hours for YSC Paving to conduct lane re-stripping work during overnight hours on designated dates of August 18, 20, 24 (or as otherwise scheduled by agreement)
- Association management is authorized to coordinate with YSC Paving regarding implementation of this construction hours variance and is further authorized to review and approve any subsequent related requests for construction hour or access variances on a case-by-case basis, consistent with the intent of this Resolution

Upcoming Road Work – August 2026

- Horseshoe Canyon (August 3-19)
 - Parcels 5.4 & 5.6
 - Parcel 5.9
 - Parcels 5.11 & 5.12
 - Parcel T4
- Terrace Homes East (August 24-25)
 - Crack Fill
 - Seal Coat
- Camelot (August 5-6)
 - Parcels 2.13 & 2.14 – All 3 Gates
 - Crack Fill Only

Gatehouse Equipment Upgrades - 2026

COUNTRY CLUB –
WEST GATE
COMPLETED

COUNTRY CLUB –
EAST GATE
COMPLETED

WINDGATE
COMPLETED

HORSESHOE
AUGUST 10-21

ARCADIA
SEPTEMBER 14-25

Monsoon Season 2026



Monsoon Season 2026



Monsoon Season 2026



Desert Haciendas Installation Begins Week of August 17

- The Estates (In Progress)
- Terrace Homes East
- Terrace Homes West
- Park & Manor
 - Center Park
 - North Park



Ranch Association 2027 Budget Preparation Timeline		
Date	Meeting	Description
Wednesday, September 9, 2026	Budget and Finance Committee Meeting #1	General Overview/Key Assumptions (preliminary figures if available)
Wednesday, September 23, 2026	NVM Budget Forum # 1	NVMs to review and discuss budget priorities; educate and answer questions about neighborhood expenses
Wednesday, September 30, 2026	Budget and Finance Committee Meeting #2	Review and discuss preliminary figures for draft budget
Tuesday, October 6, 2026	Board Meeting w/budget work session	Review budget draft, discuss potential revisions for public presentation
Wednesday, October 21, 2026	NVM Budget Forum # 2	Present final draft budget and reserve plan
Tuesday, November 3, 2026	Board of Directors Meeting	Formal budget ratification
By Monday, November 30, 2026	Staff	Membership communication



Consider Appeal to Standards Violation

- Member appealed a fine of \$300 for parking infraction (3rd documented occurrence)
- Ranch Board heard appeal in Executive Session on 8/4/26, and the matter was discussed
- In accordance with Arizona Revised Statutes 33-1804, there are no votes or final actions allowed in Executive Session
- Ranch Board will consider and take possible action on member appeal of fine related to Standard for Conduct DCR-12 Parking



Policy Committee

Dr. David Green, Chair

Proposed Policy Revisions:

- Policy 102 – Policy Development
- Policy 105 – Records Retention
- Policy 107 – Neighborhood Committees

Proposed Policy Revisions – Policy 102: Policy Development

- Streamlines policy request and development process
- Removes redundant language
- Allows minor format/grammatical changes without requiring Board review
- Minor edits to include grammar fixes, word choice, spelling errors, and order of items

Proposed Policy Revisions – Policy 105: Records Retention

- Refines the durations of time that certain types of documents should be retained, based on DC Ranch governing documents and applicable laws
- Minor edits to include grammar fixes, word choice, spelling errors, and order of items

Proposed Policy Revisions – Policy 107: Neighborhood Committees

- Clarifies the scope and purpose of Neighborhood Advisory Committees
- Corrects prior redundant or unnecessary steps in the review, voting, and approval process
- New 1-page flowchart process for ease of use
- Minor edits to include grammar fixes, word choice, spelling errors, and order of items

Recommended Next Steps

With Board approval, post these 2 revised policies for member review and feedback for 20 days

Please share any feedback via e-mail to the Policy Committee:
policy@dcranchinc.com

Policy Committee will collect and review feedback, with final suggested revisions to the Board

Ranch Board will consider revisions and adoption of policies at a future meeting

Committee Updates

- Budget & Finance Committee
- Modification Committee
- Policy Committee
- Sustainability Committee
- Community Patrol & Gate Access Committee

Member Open Forum

We want to hear from residents
(three-minute limit).

Please raise your hand to be called
upon to speak.



Announcements

October 6: Regularly Scheduled Board Meeting

November 3: 2027 Budget Ratification Board Meeting



Adjournment