



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
July 29, 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 Rolland Dickson, Director.

Staff Members Present: Jona Davis, Executive Director; Mitch Gens, Director of Finance and Administration; Lynette Whitener, Community Engagement Director; Jackie Flores, Community Center & Amenities Director; Daniel Headley, Senior Accountant; 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 board members present. Director Rosner moved to adopt the agenda. Vice President Crow seconded, and the motion passed unanimously.

III. Approval of Board Meeting Minutes: May 27, 2026

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

IV. Consider Acceptance of 2025 Audit

Paul Hansen, CPA from Butler Hansen, summarized the Community Council's 2025 Audit Report, noting that it received an unqualified opinion—a clean financial report indicating the Council's financial statements are fairly presented, accurate, and prepared in accordance with standard accounting rules. Director Dickson motioned to approve the 2025 Audit as presented, Director Kakwani seconded and the motion passed unanimously.

V. President's Report

a. Governance Committee

The Governance Committee met in June and the discussion focused primarily on the modifications proposal. Discussions remain ongoing, with further details to be determined.

COMMUNITY VALUES

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



b. Nominating Committee: Board Director Recruitment

The Community Council is accepting applications for one open seat on the Board of Directors. The selected candidate will complete the remainder of the term following Kris James' resignation, serving from Sept. 30, 2026-March 31, 2027. President Belmont motioned to appoint Directors Rosner, Kepuraitis, and Dickson to work with the Executive Director to recruit and nominate a board director to fill the vacancy. Vice President Crow seconded and the motion passed unanimously.

VI. Staff Reports

a. Staff Update

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

b. Financial and Benefit Fee Report

Mr. Gens, Director of Finance & Administration, reviewed June 2026 and year-to-date financial results and shared an analysis of Benefit Fee activity.

VII. New Business: Holiday Décor Update

Community Center and Amenities Director, Jackie Flores, provided an overview of the community gate holiday décor replacement project being installed on community gates including the resident-led selection process, design considerations, and project implementation. The presentation highlighted how committee input, operational needs, and long-term planning informed the new décor concept, which aligns with the Community Council Reserve Study and is designed to enhance both the community's holiday tradition and the efficiency of annual installation and maintenance. The new metal décor is modeled after deer commonly seen in the adjacent Preserve. Gate décor is one part of the holiday package, with monument decorations and indoor community center décor continuing as planned. Installation of all holiday décor will begin in mid-November.

VIII. Old Business: None

IX. Other Comment

There were no comments in person or online.

X. Adjourn Meeting

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

COMMUNITY VALUES

- Sense of Community
- Healthy Lifestyles
- Artistic and Cultural Opportunities

- Diversity and Inclusiveness
- Lifelong Learning

- Family
- Environmental Stewardship
- Relationship with the Larger Community



These minutes were attested by:

Elizabeth Kepuraitis
Elizabeth Kepuraitis (Oct 1, 2026 12:22:55 CDT)
Elizabeth Kepuraitis
Community Council Secretary/Treasurer

10/01/2026
Date

COMMUNITY VALUES

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Final Audit Report

2026-10-01

Created:	2026-10-01
By:	Devin Haggerty (devin.haggerty@dcranchinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAI0AfxAS6uWhT4ug9j53IQ0UJmA_IC_Vx

"Community Council Board Meeting Minutes | July 29, 2026" History

-  Document created by Devin Haggerty (devin.haggerty@dcranchinc.com)
2026-10-01 - 3:44:06 PM GMT
-  Document emailed to Elizabeth Kepuraitis (elizabeth.kepuraitis@dcranchinc.com) for signature
2026-10-01 - 3:44:10 PM GMT
-  Email viewed by Elizabeth Kepuraitis (elizabeth.kepuraitis@dcranchinc.com)
2026-10-01 - 3:44:50 PM GMT
-  Document e-signed by Elizabeth Kepuraitis (elizabeth.kepuraitis@dcranchinc.com)
Signature Date: 2026-10-01 - 5:22:55 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-10-01 - 5:22:55 PM GMT