

Ranch Association Board of Directors

DESERT CAMP | ZOOM

OCTOBER 6, 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

Ranch Leadership Report

New Business: Violation Appeal | Modification Committee | Policies for Review

Committee Updates

Member Open Forum (Limited to 3 Minutes Per Speaker)

Announcements

Adjournment

President's Comments



Consent Agenda



☐ August 4 Regular Board Meeting Minutes

Ranch Leadership Report





Phillip Christensen
Senior Director of Finance
Promoted 9/29/26



Marla Pocost
Human Resources Manager
Joined August 2026



Kameryn Finnerty
Administrator, Community
Operations & Security
Joined August 2026

Operations Updates



LANDSCAPE & MAINTENANCE
TRAILER UPDATE



IRRIGATION RFP UPDATE



"26 IN 26"

Road Maintenance 2026

Upcoming Road Work – November 2026

- Country Club – Iron Rings/Hideaway Lane
 - Parcel 4.15
 - Mill/Grade – Tues Nov 3
 - Pave – Wed Nov 4
- Country Club – Cross Canyon
 - Parcel 4.17
 - Mill/Grade – Mon Nov 9
 - Pave – Tues Nov 10
- Country Club – Desert Camp Dr
 - Crack Fill – Nov 16-18
 - Striping – Nov 19-20

Gatehouse Equipment Upgrades - 2026

COUNTRY CLUB –
WEST GATE
COMPLETED

COUNTRY CLUB –
EAST GATE
COMPLETED

WINDGATE
COMPLETED

HORSESHOE
COMPLETED

ARCADIA
COMPLETED

Location Change: Desert Camp



Wednesday, Oct. 14 | 5:30 to 6:30 p.m.
The Homestead Community Center
All ages | RSVP

Join Scottsdale Police and the Ranch Association to learn about emergency preparedness and disaster response. Whether facing extreme heat or sudden flash flooding, this forum will focus on key preparedness tips and best response practices. Light bites and beverages provided.

TOPICS INCLUDE:

- › Understanding an emergency that could impact DC Ranch and how to best prepare for them.
- › The Ranch Association emergency response teams and efforts.
- › Introduction to the new Scottsdale Police Department Foothills Commander, Peter Michael.
- › Promoting community safety and helping prevent neighborhood crime.

FEATURED SPEAKERS:



**Commander
Peter Michael**

Foothills District
Scottsdale PD



Carlos Goveo

Area Vice President, AZ
GardaWorld Security



Visit [DCRanch.com/calendar](https://www.dcranch.com/calendar)
for more details.

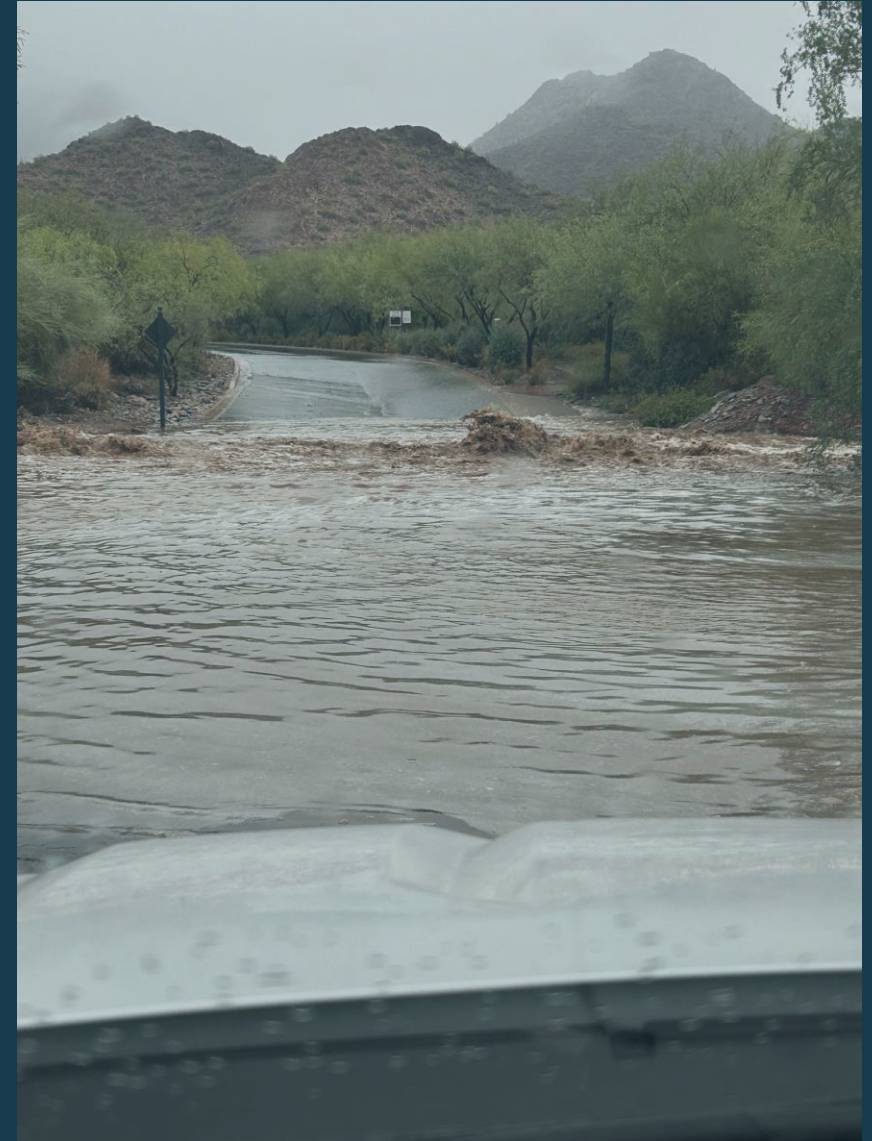
Ranch Association 2027 Budget Preparation Timeline		
Date	Meeting	Description
Wednesday, September 30, 2026	Budget and Finance Committee Meeting #1	General Overview/Key Assumptions (preliminary figures if available)
Tuesday, October 6, 2026	Board Meeting	Review budget priorities (preliminary figures if available)
Friday, October 9, 2026	NVM Budget Forum # 1	NVMs to review and discuss budget priorities; educate and answer questions about neighborhood expenses
Monday, October 26, 2026	NVM Budget Forum # 2	Present draft budget and reserve plans
Wednesday, October 28, 2026	Budget and Finance Committee Meeting #2	Review and discuss preliminary figures for draft budget
Tuesday, November 3, 2026	Board of Directors Meeting	Formal budget ratification
By Monday, November 30, 2026	Staff	Membership communication

STORM RECOVERY UPDATE

Prepare. Respond. Recover.

September 16, 2026 Monsoon Storm

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IMPACT

Conditions changed in minutes

Water, mud and debris moved rapidly through roads, washes and neighborhood areas.



IMPACT

The storm in real time

15 seconds of fast-moving wash flow shows the force and speed of the event.



IMPACT

What the storm left behind

Rock, mud and debris covered roadways and drainage areas across the community.



RESPOND

One Team. Immediate Response.

Landscape, Maintenance and Community Patrol mobilized around safety, access and stabilization.





RESPOND

Immediate Priorities

SAFETY FIRST

- Protect residents and control access
- Assess conditions and damage
- Mobilize crews and equipment
- Restore safe access

DC RANCH ASSOCIATION

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RECOVER

Recovery in action

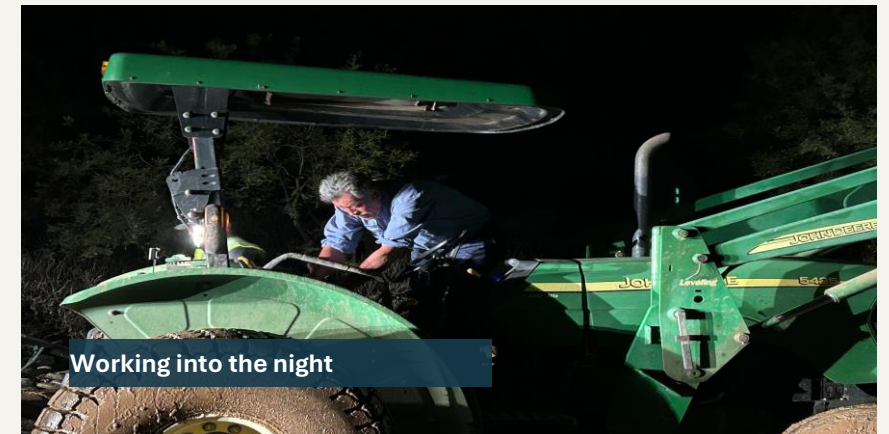
Landscape crews worked alongside heavy equipment to clear mud and debris and reopen affected areas.



RECOVER

The work was physical, hands-on and sustained

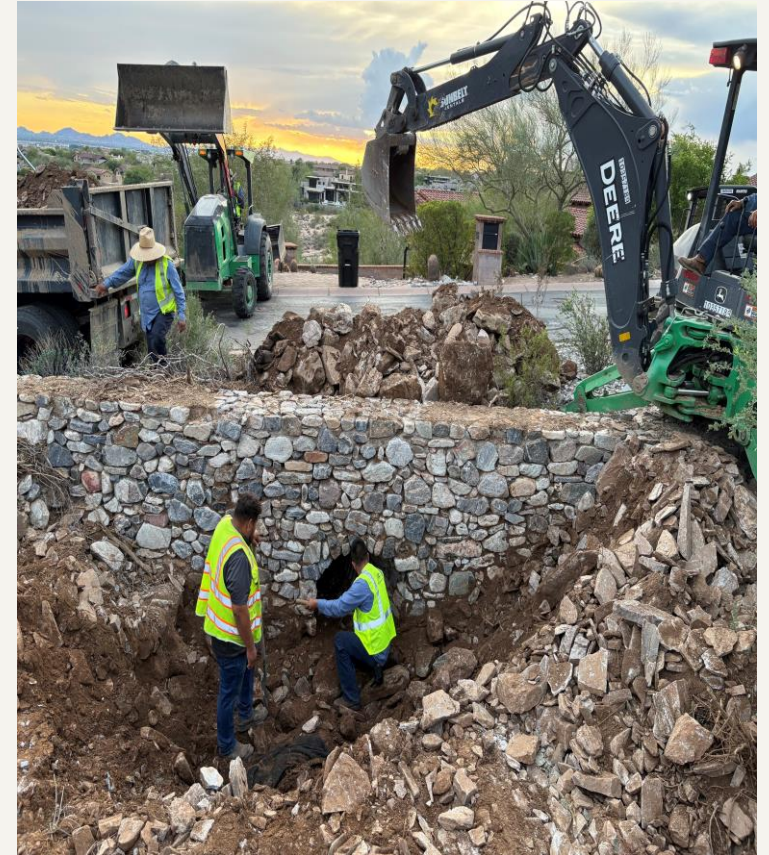
Crews combined manual labor with heavy equipment in roadways, washes and drainage areas.



RECOVER

Restoring the places residents use every day

Roads, paths, landscape areas and drainage corridors required different levels of cleanup and repair.



NEXT STEPS

From emergency response to long-term recovery

Management will continue evaluating affected areas and prioritizing follow-up work.

INSPECT

Drainage paths, culverts,
bridges and affected
common areas

REPAIR

Restore damaged
infrastructure, landscaping
and access routes

IMPROVE

Identify recurring
vulnerabilities and
appropriate mitigation

PREPARE

Carry lessons forward into
future storm readiness and
response

The goal is not simply to clean up — it is to recover thoughtfully and strengthen readiness for the next event.

RECOGNITION

Recovery was a team effort.

Thank you to the employees who worked long hours to protect residents, restore access, clear debris and begin rebuilding our community.



LANDSCAPE TEAM



MAINTENANCE TEAM

Special thanks to Landscape, Maintenance and Community Patrol





Consider Appeal to Standards Violation

- Member appealed \$1800 and transponders being turned off for repeat parking infractions with a commercial vehicle
- Member also appealed a \$300 fine (held pending appeal) for civil behavior & dialogue
- Ranch Board heard appeal in Executive Session on 10/6/26, 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 fines related to Standard for Conduct DCR-12 Parking and DCR-3 Civil Behavior & Dialogue

Consider Resolution Dissolving Ranch Modifications Committee

- Resolution received from Covenant Commission 8/27/26, revoking delegation of design review authority for modifications to Ranch Association
- Effective January 1, 2027 all design review (including all modifications) will be responsibility of Covenant Commission
- **Motion to include Covenant Commission Resolution dated 8/27/26 into the Ranch Association minutes**
- **Ranch Resolution to Dissolve Modification Committee, effective 12/31/26**

Proposed Policy Revisions – Policies 102, 105, 107

In accordance with Policy 102.4c, the Ranch Association Board of Directors has authorized the posting of three policy revisions for member comment.

The member comment review period shall last 20 days, with all comments/feedback due no later than **Tuesday, Oct. 13 at 5 p.m.**

All member feedback can be directed to the Policy Committee at:
policy@dcranchinc.com

- Policy 102 – Development and Management of Policies
- Policy 105 – Records Retention
- Policy 107 – Neighborhood Committees

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 9: NVM Budget Forum # 1;
12pm Desert Camp (for NVMs)/Zoom (all members)

October 14: Community Safety Forum w/ Ranch Assn, SPD
& GardaWorld. 530pm Desert Camp/Zoom

October 26: NVM Budget Forum # 2;
12pm Desert Camp (for NVMs)/Zoom (all members)

November 3: 2027 Budget Ratification Board Meeting



Adjournment