

Ranch Community Council

Community Council Board Meeting

Nov. 4, 2026

Roll Call

President Ron Belmont

Vice President John Crow

Secretary/Treasurer Elizabeth Kepuraitis

Director Rolland Dickson

Director Dinesh Kakwani

Director Heidi Rosner

Director Adrianne Wright

DC Ranch Community Council

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.



Meeting Agenda

I. Call to Order
II. Establish Quorum and Adopt Agenda
III. Approval of Minutes
IV. President's Report
    - Nominating Committee: 2027 Board Recruitment
V. Staff Reports
VI. New Business
    - Consider approval of 2027 Operating & Capital Budget
    - Consider approval of 2027 Board Meeting Schedule
VII. Old Business: None
VIII. Other Comment
IX. Adjourn Meeting

DC Ranch Community Council

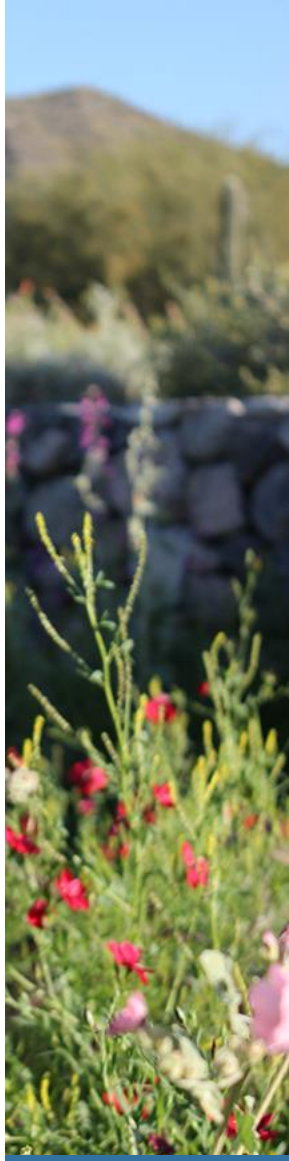


PRINCIPLES OF CIVIL DIALOGUE:

Respect and diversity of thought are valued at DC Ranch. Civil dialogue should be used when addressing the Board, another resident, or a DC Ranch staff member.

Item III: Approval of Minutes

Consider Approval of Sept. 30, 2026 Board Meeting Minutes



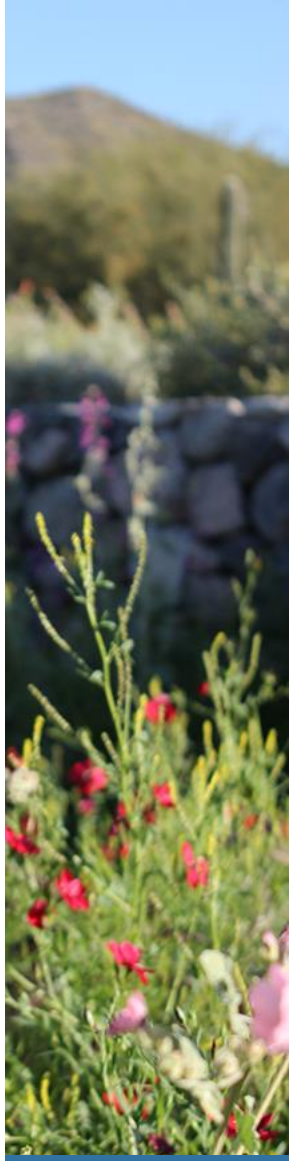
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Item IV: President's Report

Three board position terms are expiring March 31, 2027. Two of the three positions are eligible to serve another term.

Recommendation:

Appoint a Nominating Committee to identify and recommend candidates for the three Board of Directors positions whose terms are expiring, including consideration of eligible incumbent directors seeking reappointment, in accordance with the governing documents.



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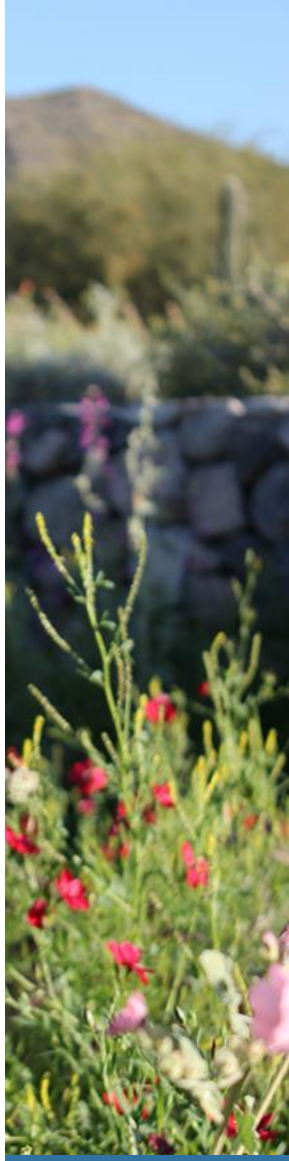
Item V: Staff Report

The presentation tonight includes highlights from each department focusing on September and October.

The full Staff Report can be found on DCRanch.com

Ranchiversaries: Congratulations to team members that celebrated anniversaries:

- September: Tiffany Horstman – 2 years and Alexandra Duemer – 8 years.
- October: Jay Hinnant – 2 years and Devin Haggerty – 11 years.



DC Ranch Community Council


DC
Ranch


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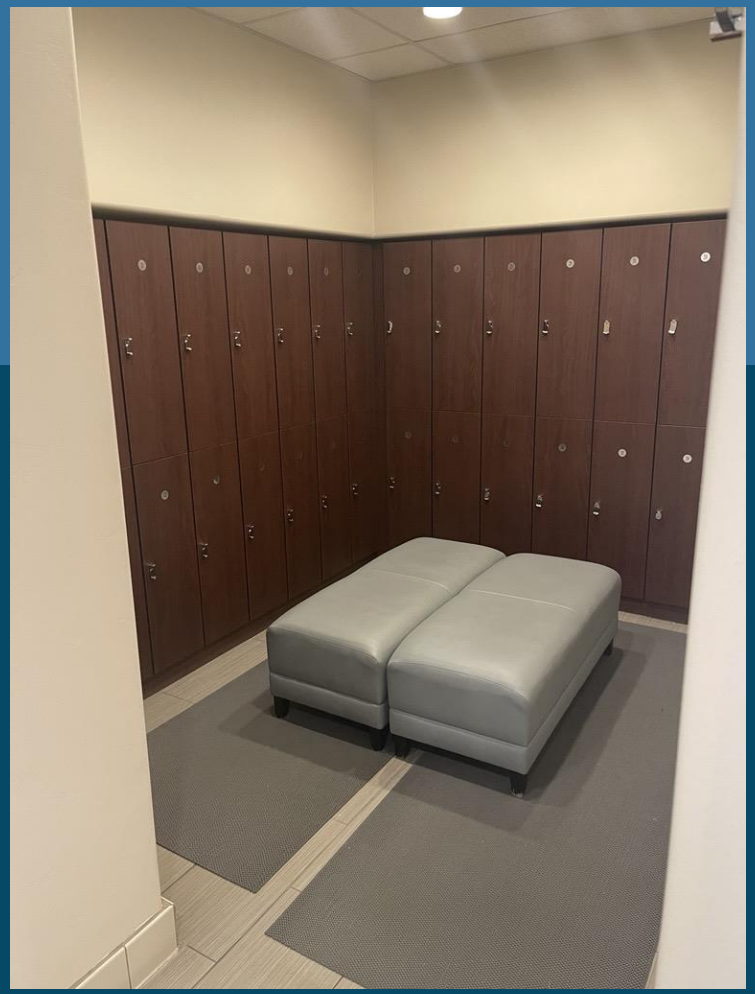





PRISONER
PRISONER
PRISONER



Locker Room Repair Before







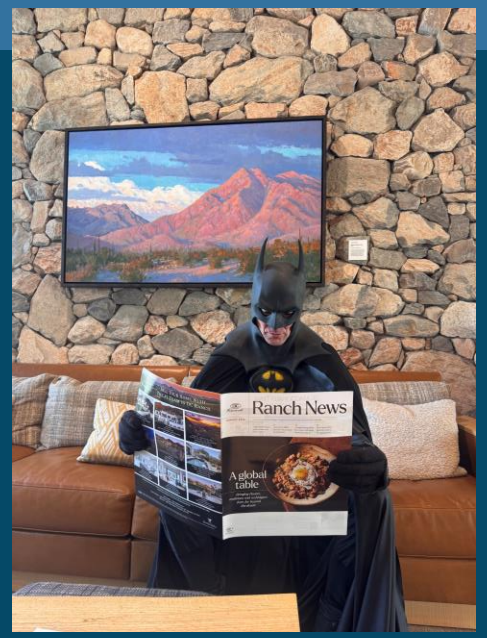
Locker Room Repair After







Spooky Carnival
Social Media Promotion











Financial Review September 2026

Statement of Revenue and Expense

For the Month and YTD ending September 30, 2026

	September 2026			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenue						
Community Benefit Fees	$ 74,945	$ 78,545	$ (3,600)	$ 3,166,867	$ 1,371,839	$ 1,795,028
Assessments	306,934	307,017	(83.00)	2,762,572	2,763,153	(581)
Programs/Facility Rental	8,957	9,166	(209)	106,840	118,507	(11,667)
Cost Share Reimbursement	24,822	34,735	(9,913)	292,320	312,615	(20,295)
Other	6,622	5,300	1,322	110,586	89,680	20,906
Total Revenue	**422,280**	**434,763**	**(12,483)**	**6,439,185**	**4,655,794**	**1,783,391**
Expenses						
Operating Expenses	359,193	399,909	(40,716)	3,498,495	3,909,578	(411,083)
Reserve Contributions	61,034	61,034	-	549,306	549,306	-
Capital Contributions	180,725	-	180,725	1,376,922	-	1,376,922
Total Expense	**600,952**	**460,943**	**140,009**	**5,424,724**	**4,458,884**	**965,840**
Operating Income/(Loss)	**(178,672)**	**(26,180)**	**(152,492)**	**1,014,461**	**196,910**	**817,551**
Reserve Net Income/(Loss)	(5,467)	-	(5,467)	268,025	-	268,025
Capital Net Income/(Loss)	170,809	-	170,809	1,172,273	-	1,172,273
Total Net Income/(Loss)	**$ (13,330)**	**$ (26,180)**	**$ 12,850**	**$ 2,454,759**	**$ 196,910**	**$ 2,257,849**

DC Ranch Community Council

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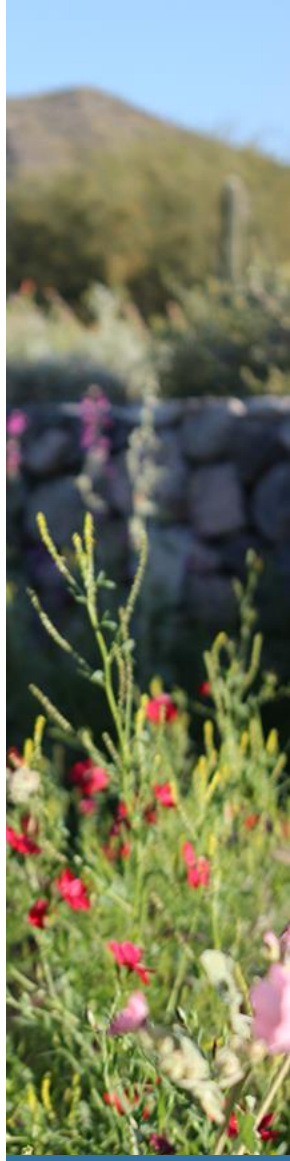
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Reserve and Capital Fund Cash Flow

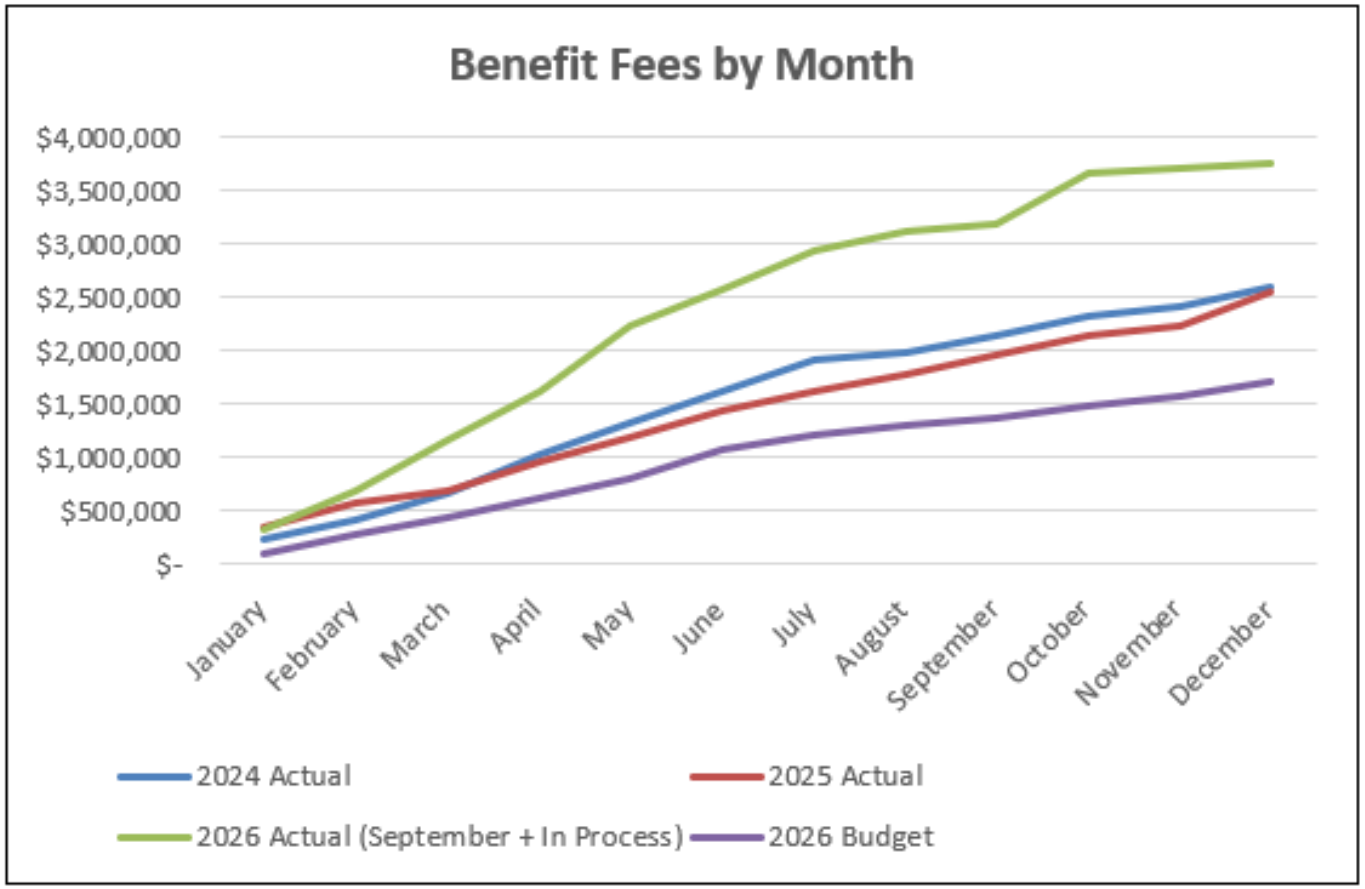
	Reserve Fund		Capital Fund	
	YTD 9/30/2026 (9 months)	2025 (12 months)	YTD 9/30/2026 (9 months)	2025 (12 months)
Beginning of Year	2,765,805	2,332,560	350,896	2,316,485
Assessments	549,306	754,596		
Excess Benefit Fees			1,376,922	
Interest	70,033	86,673	22,810	35,403
Property, Plant & Equipment				(117,901)
Spend	(351,314)	(332,090)	(93,485)	(1,811,525)
Net	3,033,831	2,841,739	1,657,143	422,462
Increase/(Decrease) in AP	(948)	(9,102)	(15,280)	(55,843)
Excess 2025 Benefit Fees Contribution			895,000	
Due to / (from) Operating, Reserve, Capital	40,585	(66,831)	(2,479)	72,412
Accrued Expense			1,530	(88,135)
Ending Balance	**3,073,468**	**2,765,805**	**2,535,914**	**350,896**

- Reserve Spend 2026 YTD includes Desert Camp gates, window/doors, painting, stucco, walls & fences, repainting / wood beams, sidewalk ramp, parking lot sealcoating, concrete at Desert Parks, website & brand refresh, holiday decorations, progress payments on the Desert Camp locker room repair, and Audio/Visual system upgrade at The Homestead.
- Capital Spend 2026 YTD includes tennis umbrellas & chairs, fitness equipment, Desert Camp concrete path conversion, and basketball and playground lighting project.



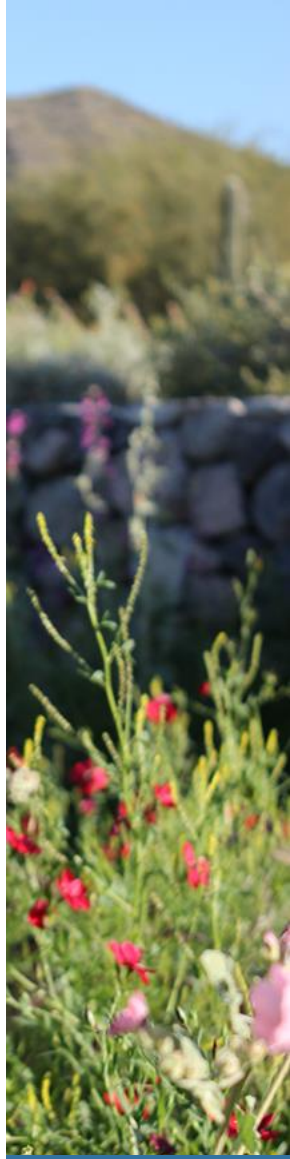
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Benefit Fees



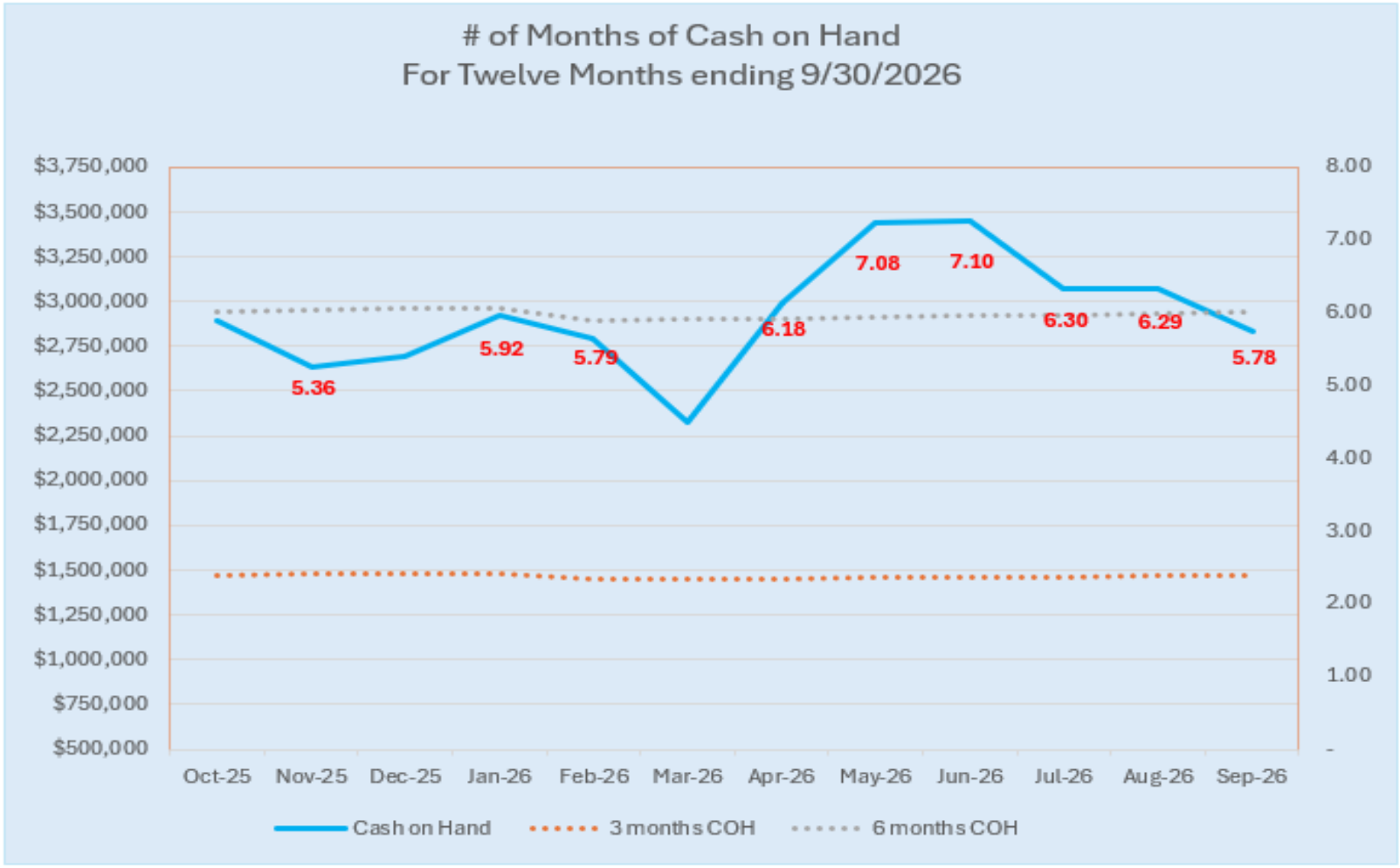
Year	Benefit Fees	Budget	Excess	Capital Transfers
2024	$ 2,588,409	$ 1,500,000	$ 1,088,409	$ 1,129,966
2025	$ 2,544,190	$ 1,650,000	$ 894,190	$ 895,000
2026 [1]	$ 3,744,738	$ 1,700,000	$ 2,044,738	$ 1,376,922

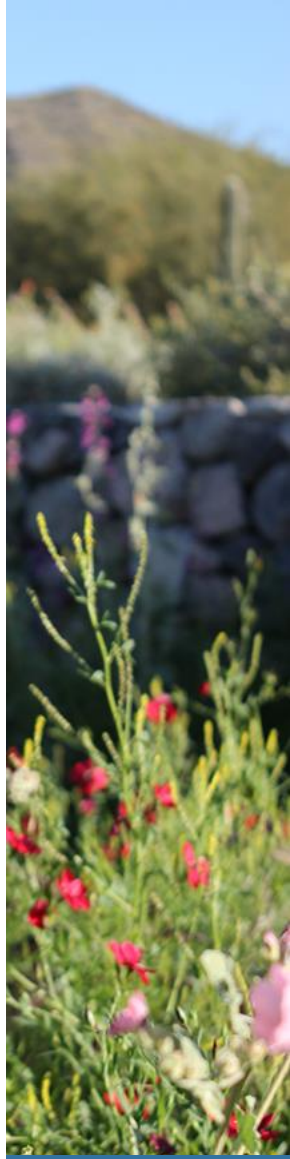
(1) Excess Community Benefit Fee transfers through September 30, 2026



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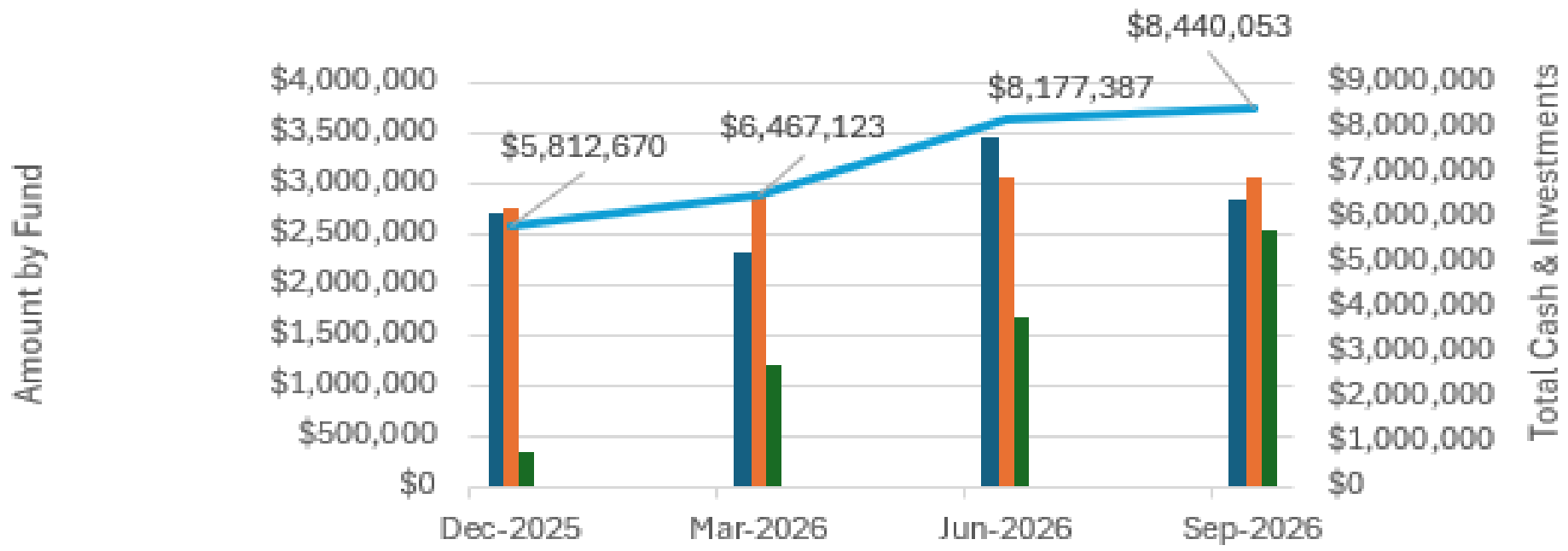
Operating Cash on Hand





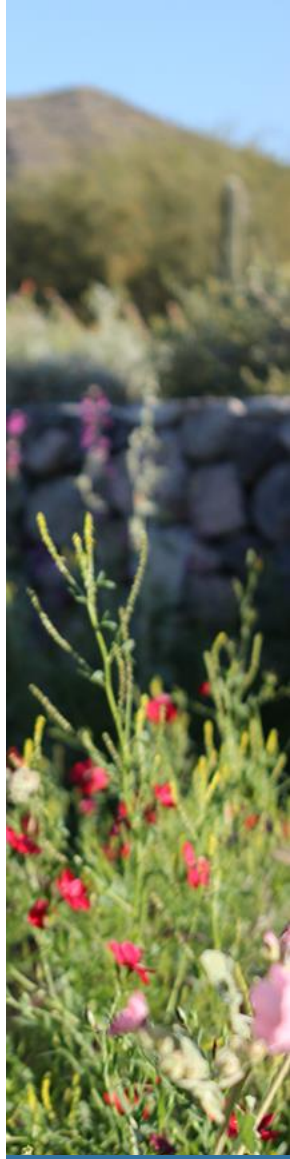
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Cash and Investments by Fund



	Dec-2025	Mar-2026	Jun-2026	Sep-2026
Operating Fund	$2,695,969	$2,325,633	$3,454,213	$2,830,671
Reserve Fund	$2,765,805	$2,924,050	$3,052,345	$3,073,468
Capital Fund	$350,896	$1,217,440	$1,670,829	$2,535,914
Total Cash & Investments	$5,812,670	$6,467,123	$8,177,387	$8,440,053

Operating Fund Reserve Fund Capital Fund Total Cash & Investments



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Item VI: New Business

a. Consider Approval of the 2027 Board Meeting Schedule

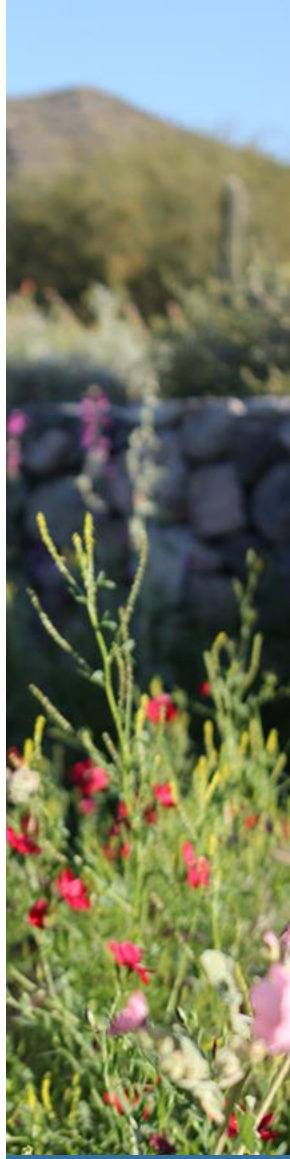
a. Consider Approval of the 2027 Operating & Capital Budget



Consider Approval of the 2027 Board Meeting Schedule

Recommendation: Approve the 2027 Community Council Board meeting schedule as proposed.

Date	Event	Time	Location
Jan. 27	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
March 31	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
May 26	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
July 28	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
Sept. 29	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom
Oct. 20	Budget Work Session	4:30 to 6:30 p.m.	Desert Camp and Zoom
Nov. 3	Regular Board Meeting	5:30 to 6:30 p.m.	Desert Camp and Zoom



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2027 Proposed Operating Fund Budget

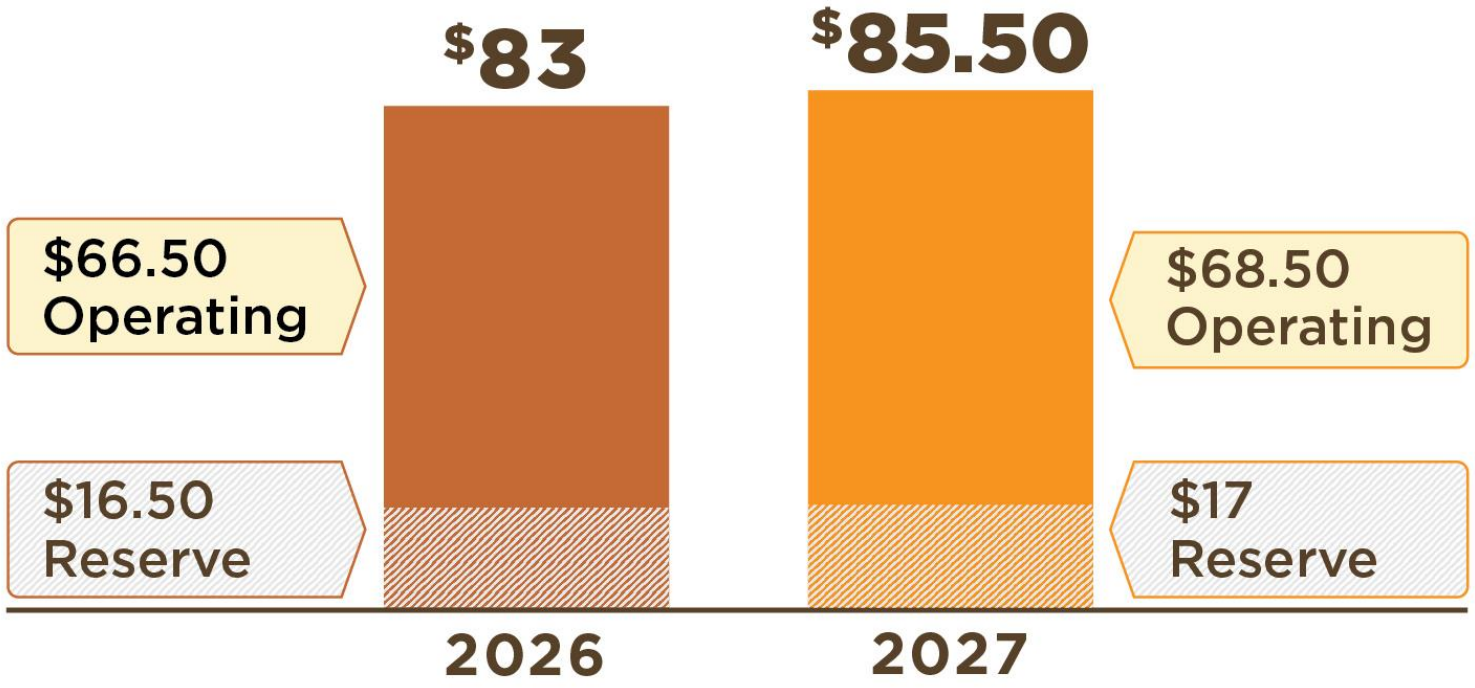
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2027 Operating Budget at a Glance

2027 Operating Fund	Increase vs. 2026	Assessment Change	Reserve Fund	Benefit Fee Allocation
$6,348,545	$226,099 (3.7%)	+ $2.50/mo. (3%)	+ $0.50 ($17)	+ $200,000 ($1.9M)

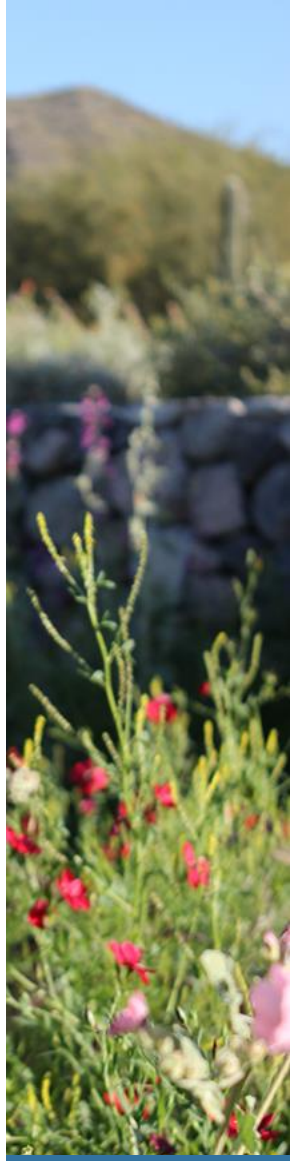
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2027 Assessment Allocation



2027 Proposed Capital Budget

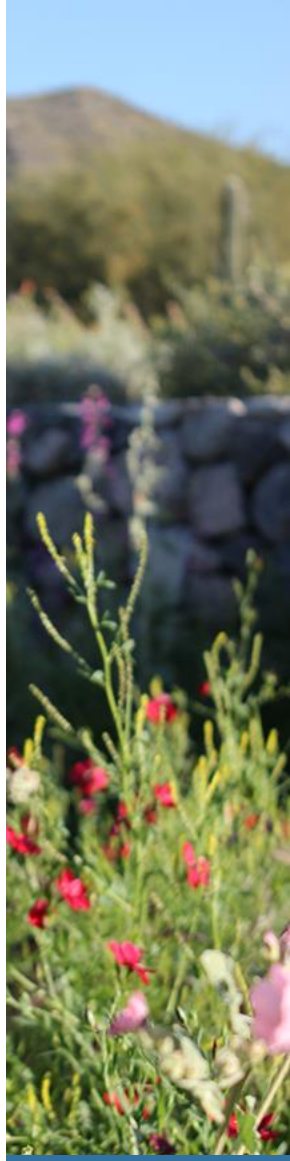
Project	Budget	Recommended Tier	Strongest Criteria
Electrical Infrastructure – Desert Camp	$17,000	Tier 1- Critical- Event Lighting infrastructure	Safety/Risk + Operational Efficiency
Path & Trail Connection – 94th Street	$25,000	Tier 1- Critical- lack railing is a safety risk creating this trail	Safety/Risk, Asset Preservation
Total	**$42,000**		



DC Ranch Community Council

Item VI: 2027 Operating & Capital Budgets

- Consider Approval of the 2027 Operating and Capital Budgets
  - Operating Balanced at $6,348,545
  - Assessment increase of 3% ($2.50)
    - Inclusive of $0.50 increase to Reserve contribution
    - Total assessment of $85.50; $17 allocated to Reserve
  - *Recommendation: That the Community Council Board approve the 2027 DC Ranch Community Council Budgets as presented*



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Item VIII: Old Business

None



Item IX: Other Comment

Residents wishing to speak during the meeting are asked to submit a comment card to the Executive Assistant prior to the start of the meeting.

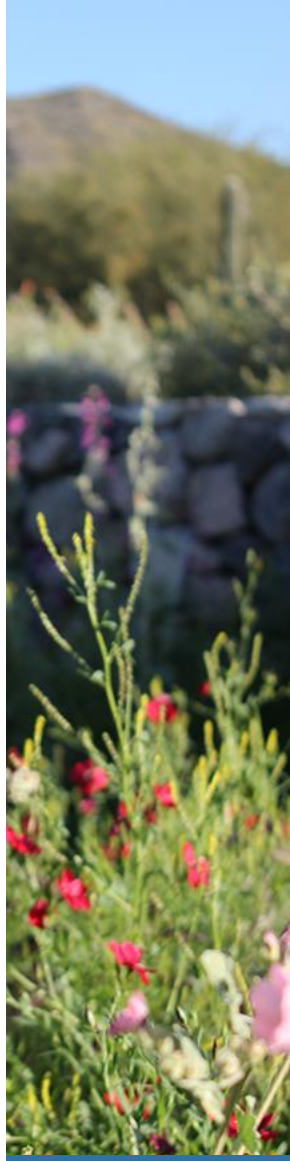
Residents should note whether they wish to speak on a specific listed agenda item or under Other Comment.

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.

All residents should step to the podium to speak in person; if attending virtually, they will be unmuted and invited to speak.

Virtual comments through the meeting chat must include full name and DC Ranch address; with this information will be read aloud during the meeting.

Anonymous comments will not be read into record.



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Item X: Adjournment

Next Regularly Scheduled Board Meeting:
Jan. 27, 2027