

DC Ranch Association - Board of Directors

Meeting date: **Monday, January 4, 2016** Started: **6:03 PM** Ended: **7:00 PM**

Location: Homestead Community Center

Purpose/Notes: Regular scheduled meeting

Chaired by: Fred Green

Minutes rec. by: Terri Raimondi

Status: Minutes distributed

Attendance:

Present: Andy Andrews, Susan Grace, Fred Green, Tom Headley, John Henrickson, Stephen Koven, Don Matheson, Joe McGarr, Terri Raimondi

Regrets:

Absent: Norm Schuminsky

Late:

Guests:

(none)

Meeting Documents:

- Minutes_12-1-2015 (2).pdf
- 11-2015 Ranch Financial Statements.pdf
- Speed, Dates, Locations, Summary Update Final.xlsx

Meeting Minutes:

1. Agenda

1.1. Open Forum

Fred Green

There were no Open Forum items for discussion.

Status: Completed

1.1.1. Call to Order

Fred Green

Status: Completed

1.1.2. Roll Call - Directors

Andy Andrews

Andy Andrews conducted the roll call. All members were present.

Status: Completed

1.2. Approval Meeting Minutes

Fred Green

President Fred Green motioned to approve the minutes. John Henrickson seconded and the motion passed unanimously.

Resolution #:

Moved by: Fred Green

Seconded by: John Henrickson

Status: Carried

Vote: Unanimous

1.3. Treasurers Report

Joe McGarr

Treasurer Joe McGarr presented the monthly financial report for November 2015. As in past months, DC Ranch is in good financial health. Revenue for the month of November fell short of budget by \$13,800 due to lower assessments from the delay in the building of the 15 additional units at Market Street Villas. The loss for the month of \$84,700 was in line with expectations and resulted from the fall landscaping

project which was funded by savings from throughout the year, but expended in November. Additional savings in security, utilities and landscaping also paid for three, non-budgeted, board-approved, projects: the surveillance cameras at Market Street tunnel, the path and trail signage and the irrigation project. However, McGarr reported that the community is nearly on budget year-to-date..

In November, delinquency and disclosure fees were below expectations and Accounts Receivables were in very good shape with all but \$4500 less than 180 days past due.

Status: Completed

1.4. Executive Directors Report

Andy Andrews

Executive director Andy Andrews delivered the report.

1. All residents should have received their 2016 budget and assessments which were mailed prior to Thanksgiving. A couple have been returned to the office as undeliverable. Residents who did not receive their copy should contact The Ranch Offices at 480.513.1500.
2. The Neighborhood Voting Member election is complete. The Ranch Association is excited to welcome eight new NVMs and extends its sincere appreciation for outgoing and retiring NVMs. The list of new NVMs is listed online at DCRanch.com. A Meet & Greet for outgoing and incoming NVMs is planned for January 25. Representation is still needed in five Silverleaf neighborhoods: Horseshoe Canyon at 102nd Street, Saguaro Canyon/Wingspan, Canyon Villas, and North and East Arcadia. If you know of an individual that would be willing to serve, please contact The Ranch Offices or email terri.raimondi@dcranchinc.com.
3. The Ranch Association is conducting some extensive tree removal and replacement work in Desert Haciendas and The Estates this January to remove the safety hazard with trees around the playgrounds in both of these neighborhoods.
4. Speeding continues to be a problem, especially along Windgate Pass and the northern Country Club loop. The Association has five electronic, programmable speed signs in use along the north loop of Country Club and in Silverleaf and Arcadia. The Association will be meeting with a traffic engineer to address other options for controlling speeding such as the use of speed tables, round-a-bouts, speed humps, plus cobblestone or roadway realignment. Recommendations from the consultation will be shared with the board at its February monthly meeting.
5. There have been a couple of water breaks along Windgate Pass causing the need for temporary patch applications. One of the breaks was caused by the city, the other by a utility contractor. This sink hole, located near the Stone House, will take until April to completely repair with the costs being paid by the contractor responsible for the damage.
6. The Hope property sold in December. The new owner has additional holdings in DC Ranch and has indicated returning the property to its original state.

Status: Completed

1.5. Security Committee Report

John Henrickson

John Henrickson & Susan Grace will provide an update on the processes and timeline related to adopting the revised Enforcement Guidelines.

1. John Henrickson and Susan Grace, co-chairs of the Security Committee, presented an update. They reiterated the concern about speeding. The committee has spent most of last year researching, compiling and organizing enforcement guidelines for behavioral conduct. These are referred to as the Standards for Conduct. This document has been reviewed by NVMs, the board, legal counsel and is close to completion. The committee is envisioning a town hall in February to present the guidelines to residents and hope to bring it to the board for a vote in March. Other components of the Community-wide Standards are the enforcement piece for landscape and home maintenance. Landscaping will be

the most difficult to complete as there will be seven different versions aligned with respective neighborhoods. Look for further communications to be forthcoming. John and Susan will also attend the next Community Council board meeting to provide an update on progress.

Status: Completed

2. Old business

3. New business

3.1. Various items and introductions

1. Board president Fred Green formally welcomed Tom Headley, the newest member to the Ranch board. Headley, who is former president of the Community Council, was appointed to fill the vacancy created by the resignation of long-time member Norm Schuminsky. Headley will serve through March. The seat will be up for re-election this year.
2. The Ranch Association board officially welcomed the new NVMs and asked that they stand up to be recognized. Cathy Hotchkiss, Tom Hall and Sheryl Lowenhar were present. Country Club NVM Janie Specketer also took a moment to introduce her replacement, Jim Sullivan, who has agreed to fill her post as her family is moving. An official ballot will be sent to residents along Iron Rings/Hideaway Lane to finalize the transition.
3. Other items that were brought up for discussion were: adding hover boards to the Motorized Vehicle Policy; better utilization of the golf cart patrol in Desert Camp neighborhoods; a community-wide DC Ranch open house promotion; and improvements to the pre-inspection process used when homes are listed for sale.

Status: Completed

4. Adjournment

Total time scheduled: 52 min

Recording Secretary:

Chairperson:

Date:
