

DC Ranch Association - Board of Directors

Meeting Minutes: Monday, February 1, 2016

Meeting

Date/time: Monday, February 1, 2016 Started: 6:05 PM Ended: 7:43 PM
Location: Homestead Community Center
Purpose/notes: Regular scheduled meeting
Chaired by: Fred Green
Minuted rec. by: Terri Raimondi
Status: Minutes approved as amended

Attendance

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

Meeting documents

- DC Ranch Standards for Conduct
- December 2015 Financial Statements
- Stanley Consultants - Traffic Engineers

Agenda

1. Agenda

1.1. Open Forum

There were several open forum items. Residents spoke on various topics including security changes at the Arcadia gate, the gray-colored palette approved for a house off of Deset Camp Drive by the Covenant Commission, non-resident use of amenities in the Parks and Manors neighborhood, and short term rentals in sub-associations .

Status: Completed

1.1.1. Call to Order

Status: Completed

1.1.2. Roll Call - Directors

Roll call occurred at 6:25 p.m. All members were present.

Status: Completed

1.2. Approval Meeting Minutes



President Fred Green motioned to accept the December meeting minutes. John Henrickson seconded and the motion passed unanimously.

Resolution #:

Moved: Fred Green

Seconded: Andy Andrews

Status: Carried

Vote: Unanimous

1.3. Treasurers Report

Treasurer Joe McGarr provided the financial report for December. A budget variance of approximately \$400,000 was recorded in December due to moving that amount from the operating account to reserve account. Revenue for the month was up by about \$17,000 due to the additional 15 lots at the Village at Silverleaf that were assessed for the period from August through December. The first villa at Market Street closed at the end of the month, so all 15 of the new units will begin paying assessments in January 2016. Operating cash costs for the month were \$43,000 more than expected due mainly to landscape services and administrative expenses. McGarr reported that operating cash on hand is adequate, with about a three-week supply. The health of accounts receivable is very good, and almost every neighborhood is fully funded.

Status: Completed

1.4. Executive Directors Report

Andy Andrews provided the Executive Director's report. He began by thanking Neighborhood Voting Member MJ Hall for her contribution to the front foundation-landscape project in Market Street Villas. Andrews also thanked NVM Sam Hawkins for his help and assistance with tree safety concerns in Desert Haciendas. That project has been well received. However, a similar tree replacement project in The Estates is meeting some resistance, as residents would prefer taller trees that offer greater shade. Additional meetings with Estates residents will continue to formalize a plan. Andrews recapped expenditures for additional signage in the community. Two additional speed signs were added bringing the total in use to five at a cost of \$6408.. A total of 36 path and trail signs were added throughout the neighborhoods at a cost of \$16,138. Dog waste stations were added in all parks and expensed to neighborhoods at a cost of \$8209.. The Ranch Association also purchased speed-limit A-frame signs, added a student-drop off-crosswalk at Windgate, and added a "No Motorized Vehicles" sign in Desert Haciendas.

Status: Completed

2. Old business

3. New business

3.1. Presentation of DC Ranch Standards for Conduct

Safety and Security committee co-chairs John Henrickson and Susan Grace provided a review of the proposed Standards for Conduct. Advance 30-day notice to residents is required due to the pending board vote expected at the upcoming March 7 meeting. A formal town hall is set for February 17 at the Homestead Community Center for residents and NVM's to review the proposed policies and changes. The committee has been compiling this document for the past year. Most of the content already exists in the CC&Rs and Scottsdale statutes. However, two



new policies are being proposed for trespassing and speeding. Other minor changes were made for recreational vehicles, home businesses and the modification process. Next steps include training staff on the guidelines and educating residents on the guidelines. A six-month checkup will be scheduled to revisit progress on the Standards for Conduct. Additional documents will be forthcoming for community standards for homes and for landscaping, with seven neighborhood-specific landscaping versions.

John Henrickson and Susan Grace reminded residents that they are always available to stay after board meetings to speak with residents on ideas and concerns regarding speeding.

Status: Completed

3.2. Proposal: Stanley Consultants - Traffic Engineering

The board was asked to vote on retaining the traffic-engineering firm of Stanley Consultants to help analyze roadways and traffic in DC Ranch and to research additional ways to calm speeding, which continues to be a problem in the community. Stephen Koven motioned and Tom Headley seconded to approve the \$15,400 project. The motion carried unanimously.

Status: Completed

4. Adjournment
