

DC Ranch Association - Board of Directors

Meeting Minutes: Monday, May 1, 2017

Date/time: Monday, May 1, 2017 Started: 6:05 PM Ended: 7:15 PM
Location: Homestead Community Center
Purpose/notes: Regular scheduled meeting

Chaired by: Susan Grace
Minutes rec. by: Terri Raimondi
Status: **Minutes Approved**

Attendance

Present: Mike Esparza, Philip Geiger, Susan Grace, Fred Green, Tom Headley, Elizabeth Kepuraitis, and Don Matheson

Invited guests: Darren Shaw, Ranch Association Executive Director, Terri Raimondi, Communications Coordinator, Elizabeth Dankert, Website and Graphic Design Coordinator; Chris Irish, Community Council Executive Director; Jona Davis, Community Engagement Director, and Aaron Largo and Mike Wells, Community Standards Specialists

Agenda

1. Call to Order

1.1. Open Forum

Residents Matthew and Lisa O'Brien, Dan Boncel, Megan Star and Ed Swanson spoke on concerns about the proposed athletic field for Great Hearts Academies that is proposed to be built as part of the proposed park southwest of the intersection of E. Trailside View and N. 91st Street. Ms. Grace thanked the residents for their messages and stated that the Board will continue to work with the Community Council to represent DC Ranch's interests. She also reminded the audience that updates on the topic can be found on DCRanch.com in News and Happenings and that the Scottsdale City Council plans to hold an Open House to seek residents' input on May 17th, from 5:30 to 7:30 p.m. at The Homestead. In addition, she stated that the best course for action for concerned residents is to write the members of the City Council and to attend and make comments at City Council meetings.

Resident Bill Rau, Alternate Neighborhood Voting Member for Tapadero, provided a brief update on Scottsdale's proposal to add channel structures to the Reata Wash to alleviate the flood risk. The work will have the added benefit of removing the federal requirement for flood insurance for many DC Ranch residents with federally insured mortgages. He reported that the new Scottsdale City Manager was in the process of reviewing the proposal and Mr. Rau offered to provide additional updates as they become available.

Mr. Rau also reported that Scottsdale is planning to resurface portions of E. Thompson Peak Parkway. The City will not be using the rubberized asphalt but another formulation that will be quieter than the asphalt currently on the road.

Status: Completed

1.2. Call to Order

Mr. Green called the meeting to order.

Status: Completed

1.3. Roll Call

Mr. Shaw conducted the roll call. All board members were present.

Status: Completed

1.4 Election of Officers

Mr. Geiger nominated Ms. Grace to be President, Mr. Green to be Vice-President, Mr. Headley to be Secretary and Mr. Esparza to be Treasurer. Ms. Kepuraitis seconded the motion which carried unanimously. Mr. Geiger also thanked Mr. Green for his service to the community as Board President.

1.5 Approval of Last Meeting's Minutes

Mr. Green made a motion to approve the March meeting minutes with minor stylistic changes. Ms. Grace seconded the motion. The motion carried unanimously.

Status: Completed

2. Reports

2.1 President's Report

Ms. Grace provided an update on the most recent Governance Committee meeting. The proposed Great Hearts Academies athletic field and proposed Sterling Condominium project were discussed. She reported that sales of the condo project are expected to begin later this year.

Status: Completed

2.2 Treasurer's Report

Mr. Esparza presented the financial report for the first quarter of 2017. Revenue for the quarter ended with a positive variance to budget of approximately \$13,000 due to higher-than-expected revenues from gate transponders and disclosure fees. Expenses were under budget by nearly \$161,000 from lower administrative and utility costs and from lower payroll costs for the Landscape Department. These variances are not expected to continue throughout the year. Mr. Esparza stated that assessments are up from 2016 due to the expiration of the surplus operating credit and that Reserves funding is almost flat between 2016 and 2017.

Status: Completed

2.3 Community Council Update

Ms. Irish provided an update on the proposed Great Hearts Academies athletic field. She reported that the Scottsdale City Council voted to approve a Municipal Use Master Site Plan for the area. That approval was necessary to initiate discussions of a proposed park on land deeded to the city by DC Ranch. She stated that the city will hold an Open House to seek resident input and share information on May 17th, from 5:30-7:30 p.m. at The Homestead Community Center. She also noted that the most recent information on the proposal can be found on DCRanch.com and that all updates will be posted. Ms. Irish answered questions from residents in attendance.

Ms. Davis provided a report on the progress to create a strategic plan for DC Ranch, DCR 2020.

Status: Completed

2.4 Executive Director's Report

Mr. Shaw provided a list of his activities since starting his job on April 17th. He also spoke on budget development plans, the compensation study, the speed camera initiative, commencement of Neighborhood Committees and the HR/Executive Admin position posting, updates to community maps and the Real Estate Training program. One sub-association, the Villas at Desert Camp, has responded to the Association's proposal to manage gate transponders from West Gate. Details need to be finalized before the sub-association's board will make a decision.

Status: Completed

3. Old Business

4. New Business

4.1 Web Site Demonstration

Ms. Dankert provided an overview of the recently launched website for the community which she reported has been well-received. She also detailed procedures for residents who have not yet signed up.

Status: Completed

4.2 Compliance Update

Mr. Wells presented an update on compliance to the Community Standards. The data that he provided indicates a very good response to the initial Courtesy Notice. His data shows a 77% overall compliance rate for the Standards for Conduct, 92% for the Standards for Homes and the same percentage rate for the landscape standards.

Status: Completed

5. Adjournment

5.1 Next meeting

The next meeting is Monday, June 5 at 6:00 p.m. at Desert Camp Community Center.

Status: Completed

Status: Completed

These minutes have been approved by the Board of Directors and attested to by:

Tom Headley, DC Ranch Association Board of Directors Secretary

