



DC Ranch Association - Board of Directors

Meeting Minutes: Monday, May 9, 2016

Date/time: Monday, May 9, 2016 Started: 6:00 PM Ended: 7:43 PM
Location: Homestead Community Center
Purpose/notes: Regular scheduled meeting
Chaired by: Fred Green
Minutes rec. by: Terri Raimondi
Status: Draft - Minutes

Attendance

Present: Mike Esparza , Susan Grace, Fred Green, Tom Headley, John Henrickson, Stephen Koven, Don Matheson
Invited guests: Chris Irish, Sylvia Miles, Andy Andrews, Terri Raimondi

Agenda

1. 1. Agenda

1.1. Open Forum

The topic of speeding on Windgate Pass was addressed. Rob's Camp Neighborhood Voting Member Kevin Moshir spoke on behalf of his neighbors who question if the 25 mph limit is appropriate. Board member John Henrickson explained that the speed limits were reduced in 2008. Most recently, however, the Ranch Association board of directors voted to retain a traffic engineer to study the roads, analyze posted speed limits and make speed calming recommendations. Henrickson also commented that although 25 is the posted limit, enforcement would begin at a minimum of 10 miles over.

Moshir also inquired about the numerous oil spills resulting from the new construction in Silverleaf. Executive director Andy Andrews replied that he is working with the Covenant Commission on reducing the number of spills. The Association also regularly maintains the streets by power washing or resealing when necessary.

1.2. Call to Order

Board president Fred Green called the meeting to order.

1.3. Approval Meeting Minutes

Fred Green motioned to approve the March meeting minutes. Tom Headley seconded. The motion carried unanimously.



1.4. President's Report

Fred Green reported that the tent at WestWorld will be removed following next year's Barrett Jackson car auction. Post 2017, Barrett Jackson has agreed to use temporary tents. Green reported that he had met with several city representatives to help facilitate the improvement. Green reported on the issue of increased airplane noise over DC Ranch. There are two bills pending in Congress that would require the Federal Aviation Administration to address community complaints about the flight-path changes it implemented at Sky Harbor in September of 2014. The legislation in the House, HR 4441, contains a contentious provision to privatize the FAA. It is unclear if the House and Senate bills can be reconciled. Ultimately, the board would like the FAA to revise three eastbound departure patterns to route flights over unpopulated areas rather than DC Ranch.

Green reported on the progress of the DC Ranch Governance Committee created to ensure that the Ranch Association, Community Council and Covenant Commission work collaboratively to make DC Ranch the best it can be. The board presidents and one staff member of each entity meet monthly. One recent proposal from the committee is the creation of a public affairs officer position to keep DC Ranch apprised of external initiatives that may impact the community.

1.5. Financial Overview

DC Ranch Director of Financial Operations Sylvia Miles delivered the financial report ending March 31, 2016. She reviewed the monthly and year-to-date numbers. Year-to-date, there is a positive budget variance of \$103,000.

1.5.1. Reserve Investment Overview

John Henrickson presented the annual overview of the approved Investment Policy. The investment goals are principal preservation, liquidity and a reasonable return. The year-to-date returned reported is 1.76%.

1.6. Community Council Report

Community Council Executive Director Chris Irish reported that the Community Council voted to revise its term start date for board members to match with the Ranch Association Board; start date of April 1. This will take effect in 2017 and will allow for joint on-boarding of board members.

The Community Council has begun the process for a long-range plan for DC Ranch that it expects to complete sometime late next fall or in early 2018.

There are two important upcoming community meetings. Residents are invited to The Homestead Community Center May 10 for a presentation on the Desert Discovery Center proposed for development at the Gateway. The meeting will be held from 6:30 to 8 p.m. The other meeting concerns a proposed project to reduce the size of the federal floodplain from the Reata Wash that runs through DC Ranch. The May 18 presentation begins at 6 p.m. in the Copper Ridge School cafeteria, with a 5:30 p.m. reception.

The Community Council is still working with city officials and Great Hearts Academies on getting resident input on the school's proposed athletic field south of The Estates neighborhood. The school purchased three lots in the DC Ranch Corporate Center for the facility that is planned to be available to residents on a reservation basis. The complex will include about 40 parking spaces, portable bench seating and down-facing lighting that is designed to minimize the impact on neighboring homes.

The Community Council has added new lobby furniture at The Homestead. At Desert Camp, the locker room remodels are complete and a family restroom has been added. The pool decking around the baby pool has also been extended to make more room for parties.



1.7. Executive Directors Report

Executive Director Andy Andrews covered a variety of projects and topics.

- There have been recent reports of drones being flown in the community. Drones are prohibited without prior permission from the Scottsdale Airport tower because DC Ranch is within five miles of the airport. Operators of small unmanned aircraft weighing between .55 pounds and 55 pounds must register with the FAA or face possible civil or criminal penalties.
- The project to enhance security at the south gate of the Arcadia neighborhood is underway. Additional cameras are being added as well as a pedestrian gate.
- Communications have been continuing with The Estates neighborhood on the status of the trees surrounding the playground. Residents voted down adding a basketball court, and have not reached a consensus on the tree issue. The Ranch Association will ask the Neighborhood Voting Member and the community to decide the next steps.
- Project work will start next week on the buildup of the Reata Wash pass along Cross Canyon. DMB Associates, Inc. is conducting the work to strengthen and replace the foundation that was washed away by last year's monsoons.
- New directional signs have been posted around the community denoting the locations of the East and West gates at Desert Camp. Path and trail signs have been added in Silverleaf and "No-Parking" signs have been added in Market Street Villas. The Ranch Association and Covenant Commission are investigating a possible new uniform directional-sign design.
- The new mobile DC Ranch app is in the testing phase and may be ready for release in another 30 to 40 days. Residents will be able to use the tool to contact management, security or patrol and for reporting purposes.

Upcoming Meetings

- The Ranch Association and Community Council are holding a mandatory meeting for all DC Ranch sub-associations on May 17 at The Homestead from 3 to 5 p.m. to discuss the newly approved Standards. Sub-association board members and property-management representatives have been asked to attend.
- The Ranch Association Security Committee is hosting a town hall for residents on the Standards for Homes. The meeting is May 19 at 6 p.m. at The Homestead Community Center. NVMs have already previewed the guidelines but are welcome to attend.
- A meeting of NVMs to review the proposed Standards for Landscape is scheduled for Wednesday, June 1 from 5 to 6:30 p.m. at Desert Camp.
- The town hall on the Standards for Landscape will be held later on Sept. 26, after most seasonal residents return. The meeting is set for 6 p.m. at The Homestead.
- The next board of directors meeting is June 6 at 6 p.m. at Desert Camp Community Center and will include an update on irrigation management, results from the traffic consultant and an expected vote on the Standards for Landscape. Please note the change of venue.

2. Old business – None

3. New business

3.1. Election of Officers

Susan Grace nominated Fred Green for president. Don Matheson seconded. John Henrickson motioned to name Susan Grace as vice-president. Tom Headley seconded. Fred Green nominated Tom Headley as Secretary. John Henrickson seconded. Tom Headley motioned to elect Mike Esparza as Treasurer. Stephen Koven seconded. The officer nominations were passed unanimously by the board.

There was also discussion of ways to increase the number of board candidates and ways to better engage prospects, especially NVMs, throughout the year.

3.2. Standards for Homes / Enforcement

Copies of the Standards for Homes were given to those in attendance, and residents had an opportunity to ask questions prior to the board vote. Copies are also available online at DCRanch.com. The complete enforcement steps are outlined in the Standards for Homes document online, or may be requested at The Ranch Offices. In sub-associations, both the owner and property manager will be notified of compliance issues. The Standards are a condensed version of requirements contained in the Design Guidelines. Each guideline also contains a reference to where the information was obtained. Staff has been continually enforcing compliance issues, but will begin to utilize the new enforcement process.

A Town Hall for residents is scheduled for May 19 at 6 p.m. at The Homestead Community Center to review the Standards for Homes and the enforcement process. And later, on September 26, a town hall on the Standards for Landscape will be held.

Community Council plans to mail each residence a hard copy of all three standards (Standards for Homes, Standards for Conduct and Standards for Landscape) by late August. Additional communications will also be made through Ranch News, the website, mailbox postings, email and Ranch Roundup.

Tom Headley motioned to approve the new guidelines. Stephen Koven seconded and the motion passed unanimously.

3.3. Board Discussion

John Henrickson suggested that it would be beneficial for the chairs of the all standing and ad-hoc committees to provide a brief update at every board meeting. Any Board assignments would also be reported out. Henrickson also proposed to end each board session by allowing board members the opportunity to discuss additional items of importance to them. He polled the other members, who all agreed both recommendations should be incorporated in future meetings.

4. Adjournment

Fred Green verified that all meeting business was complete and declared the meeting adjourned.

These minutes are approved and attested by:

DC Ranch Association Board Secretary