



# DC Ranch Association - Board of Directors

## Meeting Minutes: Monday, June 5, 2017

**Date/time:** Monday, June 5, 2017 Started: 6:00 PM Ended: 7:14 PM  
**Location:** Homestead Community Center  
**Purpose/notes:** Monthly Meeting 6:00-7:30 p.m. Executive Session 7:30-8:00 p.m.  
**Chaired by:** Susan Grace  
**Minutes rec. by:** Terri Raimondi  
**Status:** Approved

### Attendance

**Present:** Philip Geiger, Susan Grace, Tom Headley, Elizabeth Kepuraitis, Don Matheson

**Absent:** Mike Esparza, Fred Green

**Invited Guests:** Ranch Association Executive Director Darren Shaw and Communications Manager Terri Raimondi

### Agenda

#### 1. Call to Order

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##### 1.1. Open Forum

Resident Caryl Carpenter, of the Village at Market Street, spoke against the proposed park and athletic field under consideration for Great Hearts Academies. Ms. Carpenter raised concerns about lighting and traffic.

**Status:** Completed

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##### 1.2. Call to Order

Ms. Grace called the meeting to order.

**Status:** Completed

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##### 1.3. Roll Call

Mr. Shaw conducted the roll call. A quorum was present. Mr. Esparza and Mr. Green were not present.

**Status:** Completed

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##### 1.4. Approval of May 1, 2107 Board Meeting Minutes and Executive Session Minutes

Mr. Headley made a motion to approve the May 1st meeting minutes. Mr. Matheson seconded the motion. The motion carried unanimously.

Mr. Headley made a motion to approve the May 1, 2017 Executive Session minutes. Ms. Grace seconded and the motion carried unanimously.



**Status:** Completed

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## 2. Reports

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### 2.1. President's Report

Ms. Grace provided a brief overview of the Ranch Association's position on Great Hearts Academies plans for a proposed multi-use park and/or athletic complex. Feedback from the recent resident survey regarding park amenities indicated that walking and biking trails, a playground and a picnic ramada are generally supported by DC Ranch residents. She reported that the city is planning another open house, sometime before month's end, at which conceptual renderings of the revised park and athletic complex plan may be presented.

Ms. Grace spoke about a parcel of land at Copper Ridge School, donated by DMB, that the school district may improve through 2019. It is anticipated that the land will be developed by the Scottsdale Unified School District.

Ms. Grace also provided a broad overview of the Governance Committee that meets monthly and reported that the recent meeting focused on educational assistance for sub-association Board members regarding effective roles, responsibilities and conduct. A Board of Directors orientation meeting was held for members of the Ranch Association and Community Council boards on Tuesday, May 9, 2017.

**Status:** Completed

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### 2.2. Executive Director's Report

Mr. Shaw presented the Executive Director's report.

A review of the Association's insurance policy package is being conducted by a third-party insurance professional. A combined package with the Community Council, which would offer savings, is also under evaluation. Budget development and reserve planning is underway and a compensation study has been completed that will be discussed in executive session following this meeting.

The Board-approved speed camera program will be put into effect and the camera will be purchased in June. Plans call for photo-radar to be used in Country Club and along Windgate, Horseshoe Canyon and Arcadia in Silverleaf.

A second round of interviews for the HR/Admin position has been completed and Mr. Shaw hopes to make an offer early next week.

The developers of the new Sterling project have requested that the Ranch Association manage the community's gate operations. Sterling would be responsible for all related expenses. Mr. Shaw is researching costs and logistics and will make a detailed presentation to the Board.

A Meet and Greet event to introduce Mr. Shaw to Neighborhood Voting Members is planned for later this summer. A meeting to help sub-association board members with training will be held in the coming months. The next real estate training class has been set for August 2.

Mr. Matheson stated that gate codes are being printed inappropriately in the Multiple Listing Service by some realtors. He also offered to help arrange a DC Ranch presentation at an upcoming Pinnacle Peak Luxury Home Tour meeting.

The compliance team is reviewing the DC Ranch Standards and plan to present recommended revisions to the Board in September.

**Status:** Completed

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### 3. New Business

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#### 3.1. Policy Committee Charter

Mr. Headley discussed the creation of a Policy Committee which would provide advice to the Board on all policy-related matters. The new proposed standing committee would consist of three members, two directors of the Board and the Executive Director. Members will serve one year terms.

Mr. Headley made a motion to create the Policy Committee. Mr. Geiger seconded the motion with the provision that the term limits be revised to remove the words "limited to." The motion carried unanimously.

Mr. Headley next nominated the members to include himself as chair, Mr. Geiger and Executive Director Shaw. Ms. Kepuraitis seconded the motion and the charter passed unanimously.

**Status:** Completed

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3.1.1. Policy Committee Appointees **Status:** Completed with Motion in 3.1.

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#### 3.2. Modification Committee Appointees

Mr. Matheson asked the Board to reconfirm the members of the Modification Committee: Mr. Matheson, Mr. Ruff, Ms. Andrews, Mr. Hawkins, and Mr. Juedes. Mr. Headley made a motion to approve the request and Ms. Kepuraitis seconded the motion. The motion carried unanimously.

**Status:** Completed

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#### 3.3. Market Street Villas Roof Inspections

Mr. Shaw proposed that the Board approve up to \$23,000 from the neighborhood reserves to engage a roof consultant to inspect, provide replacement cost estimates and develop a staggered roof replacement schedule for all 90 units of Market Street Villas. Mr. Geiger made a motion to approve the expenditure, Mr. Headley seconded and the motion carried unanimously.

**Status:** Completed

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### 4. Committee Reports

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#### 4.1. Committee Chair Reports

Mr. Matheson reiterated that the inappropriate use of gate codes in MLS listings needs to be stopped.

Ms. Grace discussed a recent neighbor complaint about landscaping noise-related work that might require revisions to the Standards for Conduct if changes in existing practices are to be effected.

**Status:** Completed

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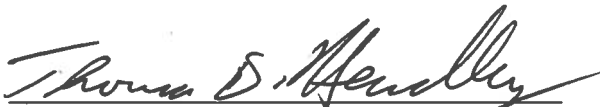
### 5. Adjournment

5.1. Executive Session

An Executive Session on the Compensation Study followed the regularly-scheduled meeting. The next monthly meeting is August 7, 2017.

**Status:** Completed

These minutes are attested by:



Tom Headley, DC Ranch Association Board Secretary