

DC Ranch Association - Board of Directors

Meeting Minutes: Tuesday, August 9, 2016

Date/time: Tuesday, August 9, 2016 Started: 6:07 PM Ended: 7:09 PM
Location: The Homestead Community Center
Purpose/notes: Regular scheduled meeting
Chaired by: Fred Green
Minutes rec. by: Terri Raimondi
Status: Approved - Minutes

Attendance

Present: Mike Esparza, Susan Grace, Fred Green, Tom Headley, John Henrickson, Stephen Koven, Don Matheson
Absent: None
Invited guests: Sylvia Miles, Andy Andrews, Terri Raimondi

Agenda

1. 1. Agenda

1.1. Open Forum

There were no items for discussion.

1.2. Call to Order

Board President Green called the meeting to order.

1.3. Approval Meeting Minutes- May 9, 2016

Mr. Green made a motion to approve the June meeting minutes as revised. Mr. Matheson seconded the motion. The motion carried unanimously.

2. Reports

2.1 President's Report – Fred Green

Board President Green reported on the progress of hiring a new Executive Director. The search committee consists of Mr. Green, Mr. Headley, Ms. Grace and Ms. Griffiths, the Association's Human Resource Manager. The committee has selected four candidates for second interviews and is pleased with the quality of the candidates they have seen. The second round of interviews is planned for late August. The committee expects that the new Executive Director will be on board in November.

Mr. Green announced that Board Vice-President Grace is acting as liaison for the Ranch Association staff in lieu of naming an interim Executive Director.

2.2 Treasurer's Report – Mike Esparza

Board Treasurer Esparza delivered the financial report ending June 30, 2016. He reviewed the monthly and year-to-date numbers. For the month of June, the Ranch Association had a positive budget variance of \$20,000. Year-to-date the positive budget variance is \$101,000.

2.3 Executive Director's Report – Andy Andrews

Executive Director Andrews delivered his report.

The Reserve Study update is complete.

The security enhancement for the south Arcadia gate is complete except for some minor paint touch ups and the video surveillance signs that need to be installed. The Association also placed new "Children at Play" signs around the park.

The soft playground surface in The Estates has been replaced and the park is now ADA compliant. The playground will be usable again once the construction fencing is removed on August 22.

Sealcoating is planned for most parts of Desert Parks Village, Pioneer, Tapadero and Canyon Villas. Communications on traffic restrictions will be sent to residents in advance of the work.

Improvements to the intersection of Trailside View and Pima are on hold by the City of Scottsdale. The City doesn't want to install the originally approved "pork chop" in case the land is sold or further developed. The City might add more lane striping.

Mr. Andrews reminded the Board and meeting attendees that the meeting about the new football field being proposed by Great Hearts Academy is set for August 18th at 6 p.m. at The Homestead.

He also reminded residents that The Homestead will serve as the voting location for both precincts in DC Ranch for both the primary and general elections.

3. Old Business

None

4. New Business

4.1 Audit Report- Paul Hansen

Paul Hansen of Butler Hansen, PC, presented the audit report. Mr. Hanson stated that it is a clean audit. He reported that the controls and policies are operating very effectively and that the Association is very strong financially. Mr. Hansen commended the Board for actively engaging in the services of an independent audit firm to confirm expenses, revenues and payments. He also expressed his appreciation to the financial and accounting staff for their assistance helping to facilitate the audit. The report will be made available for residents to review via the website.

4.2 Irrigation Update-Tom Wright

The recent independent water audit indicated that the Association's irrigation system was overwatering by about 10 to 20 percent. The most inefficient portions of the system have been corrected and there are only a small number of inefficiencies remaining. Most portions of the irrigation system have been converted to weather-based scheduling through a central control valve system. Management is still evaluating whether or not it is a good idea or even possible to convert Country Club and Desert Camp Villages to a similar weather-based system. Mr. Wright estimated that even with the approximately one-and-a-half acres of new sod and the numerous new plants that were installed, the revamp of the irrigation systems is saving about four percent of our water bill.

4.3 Non-Compliance Appeal Policy

The Board voted on the revised appeal policy that incorporates new state regulations allowing homeowners to request a hearing before the Arizona Department of Real Estate in addition to a request to be heard by the Association Board. All required information will be included in the revised initial Courtesy Notice and homeowners will be given three opportunities to appeal. Residents may only appeal once. There were no resident comments on the proposed policy. Mr. Green made a motion to accept the new Non-Compliance Appeal Policy and Mr. Koven seconded the motion. The motion passed unanimously.

4.4 Standards Update – Mike Wells

Community Standards Specialist Wells presented a review of incidences of non-compliance between March 9, 2016 and July 21, 2016. Parking and trash cans are the two biggest non-compliant issues. The initial Courtesy Notices sent to residents resulted in 82% of the residents resolving the issues. The 20 Fine Notices that were sent during this same time period resulted in 100% of the residents resolving the issues.

Mr. Henrickson provided updates on the community-wide standards. The Standards for Landscaping are complete and have been approved by all three governing entities. Work is continuing on links to maps and other resources for residents to use. Once operational, these items will be reviewed by the Board. When the enforcement process is approved, the fully operational document will be released to residents. A Town Hall meeting on the new landscaping resources and guidelines will be held on September 26th at The Homestead Community Center at 6 p.m.

4.5 Safety and Security Update

The contract with Allied Barton for security services is up for renewal at the end of this year. A resident security survey is being conducted to measure resident satisfaction.

The Safety Committee plans to have a proposal regarding camera and radar detection for speeding to present to the Board for review at its September meeting. The committee is still waiting for the report from the traffic engineer.

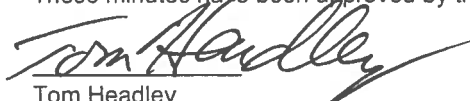
4.6 Recognition

The Board thanked Mr. Andrews for his five years of service and presented him with a parting gift.

5. Adjournment

Mr. Green declared the meeting adjourned at 7:09 p.m.

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



Tom Headley
DC Ranch Association Board Secretary