



DC Ranch Association - Board of Directors

Meeting Minutes: Monday, October 10, 2016

Date/time: Monday, October 10, 2016 Started: 6:02 PM Ended: 7:17 PM
Location: The Homestead Community Center
Purpose/notes: Regular scheduled meeting
Chaired by: Fred Green
Minutes rec. by: Terri Raimondi
Status: Approved Minutes

Attendance

Accepted: Susan Grace, Fred Green, John Henrickson, Stephen Koven, Don Matheson
Absent: Tom Headley, Mike Esparza
Invited Guests: Sylvia Miles, Terri Raimondi, Christine Irish, Mr. Evan Drew, Allied Barton DC Ranch Security Manager

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- September 6, 2016

Mr. Green made a motion to approve the September minutes. Mr. Koven seconded the motion. The motion carried unanimously.

2. Reports

2.1 President's Report – Fred Green

Board President Green reported that the Board would like to offer Mr. Rob McDaniel of San Antonio, Texas the Ranch Association Executive Director position following an affirmative vote by the Board to approve the hiring. Mr. Green made a motion for a vote to approve the offer to Mr. McDaniel. Mr. Koven seconded the motion. A question was asked by a member of the audience about Mr. McDaniel's contract terms. Mr. Green replied that contract terms would be reviewed after one year. There was no further discussion by the Board. The Board voted unanimously to approve offering Mr. McDaniel the position, with six affirmative votes including a proxy vote by Mr. Green for Mr. Headley.

2.2 Treasurer's Report – Fred Green

Mr. Green reminded the Board that the financial report is now presented quarterly and will be presented at the November 14th meeting.

2.3 Management Report-Terri Raimondi

Ms. Raimondi presented the update in lieu of the Executive Director.

The sealcoating project in Desert Parks, Pioneer, Tapadero and Canyon Villas is complete except for power washing to remove unwanted residue and finishing the few areas not originally coated to allow for traffic ingress and egress during the project.

The residents of Desert Haciendas polled fellow neighbors about turf replacement around the park. The majority voted to keep the turf instead of replacing it with low-water-maintenance landscaping. This grassy area of the park will be replanted at a cost of \$2,300 next spring when new sod becomes available. The cost will be split among the 87 homes in Desert Haciendas.

Overseeding is underway in all neighborhood parks to have them ready in time for Halloween festivities. Landscaping will be notified to ensure that the parks are not watered after 2 p.m. on Oct. 31st. The parks at both community centers have already been overseeded.

The resident meeting on the Standards for Landscaping was well-received with about 60 residents in attendance. Following the meeting, the new resident landscape zone maps and plant lists were posted on DCRanch.com. The printed booklet of the Standards for Homes, Conduct and Landscaping is on schedule for delivery to residents later this month.

The annual process to elect Neighborhood Voting Members (NVMs) has begun. Candidate forms were posted online on October 1st. Candidate statements are due back by 5 p.m. on November 7th. Ballots will be mailed to residents the week of November 21st. The deadline to return the ballots is December 9th. The winners of the election will be posted online on December 16th. The term for new NVMs begins on January 1, 2017.

3. Old Business

None

4. New Business

4.1 Safety and Security Update-John Henrickson

Mr. Henrickson presented the recent Traffic Engineer Study that confirmed speeding is an issue in the community. The report indicates that the number of posted speed limit signs is adequate. North Desert Camp and Windgate Pass roads were designed to accommodate speeds of 30 mph with a posted speed of 25. Based on some 18 months of traffic data collected by the Association, vehicles on these roads frequently exceeded both the posted limit and the design speed of the roadways. The report concluded that additional speed-calming options should be considered.

4.1.1 Presentation and Vote on the Speed Enforcement Camera Beta Test

Mr. Evan Drew demonstrated the camera system proposed for the test period. The camera has been used successfully in Canada for freeway monitoring of multiple lanes. In DC Ranch, it would be mounted on existing poles and used to capture license plate information and record the speed of cars exceeding the limit by a pre-determined amount. The camera will not take photographs of the drivers. During the trial run, no fines or warnings will be issued. Logix Works is offering to allow the Ranch Association to use of the system for free during the beta test. Mr. Henrickson made a motion for a vote to approve the 30-day Beta test. Mr. Koven seconded the motion. The motion carried with six affirmative votes including a proxy vote by Mr. Green for Mr. Headley.

4.1.2 Security Satisfaction Survey Update

Mr. Drew also provided a brief overview of the recent community-wide survey. The survey received approximately 550 responses. Several of the board members thanked residents for taking the time to provide their input. Approximately 95% of the responses were positive or neutral regarding security services. Management will review all the suggested areas for improvement, including better communication of services offered. Mr. Henrickson said he would provide a more detailed presentation at the November or December meeting.

4.2 Committee Chair Reports

Mr. Matheson reported that the Modifications Committee is very active because many residents are reinvesting in their homes. He also stated that the Community Standards team is doing a great job. Mr. Henrickson said that he would get an update on the Reata Wash Flood Control Project to present at the next board meeting.

4.3 Additional Discussion Items

Mr. Koven requested that a reminder be sent to all residents regarding the short-term rental policy.

5. Adjournment

Mr. Green declared the meeting adjourned at 7:17 p.m.

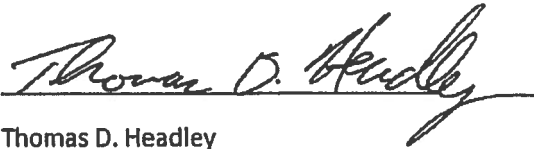
These minutes have been approved by the members of the Board of Directors and attested to by:


Tom Headley
DC Ranch Association Board Secretary

Proxy

I, Thomas D. Headley, hereby give my proxy to Fred Green to vote on my behalf on all matters coming before the Ranch Association Board of Directors Meeting on October 10, 2016 and to vote on my behalf on all matters coming before the Ranch Association Board of Directors Executive Session on October 10, 2016.

Signed:

A handwritten signature in cursive script, reading "Thomas D. Headley", is written over a horizontal line.

Thomas D. Headley

October 10, 2016