



# DC Ranch Association - Board of Directors

## Meeting Minutes: Monday, October 2, 2017

**Date/time:** Monday, October 2, 2017 Started: 6:00 PM Ended: 7:22 PM  
**Location:** Homestead Community Center  
**Purpose/notes:** Regular scheduled meeting  
**Chaired by:** Susan Grace  
**Minutes rec. by:** Terri Raimondi  
**Status:** Minutes drafted

### Attendance

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

**Invited Guests:** Executive Director Darren Shaw, Communications Manager Terri Raimondi and Community Standards Specialist Aaron Largo

### Agenda

#### 1. Call to Order

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##### 1.1. Roll Call/Establish Quorum

Ms. Grace, Mr. Green, Mr. Geiger, Mr. Headley, Mr. Matheson, and Ms. Kepuraitis were present. Mr. Esparza was absent. A quorum was reached.

**Status:** Completed

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##### 1.2. Open Forum

Geoffrey Wilner of Rosewood suggested better parity with the enforcement of the community standards and inquired about the operation of drones. Mr. Matheson suggested that a policy on drones be revisited. Ed Swanson of The Village at Market Street spoke on the increased traffic at Scottsdale Airport. Ms. Grace replied that another member has expressed similar concern. Mr. Green reported that it is really a problem with flight paths from Sky Harbor Airport. The Community Council has been working with Scottsdale Airport and the City of Scottsdale on this issue. Residents Jay McKee and Amy Lihvarchik, both of Arcadia, inquired about the proposed high school on land belonging to the Scottsdale Unified School District. Mr. Geiger suggested they have discussions with the school board on this matter.

**Status:** Completed

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##### 1.3. Approval of Last Meeting's Minutes

Mr. Green made a motion to approve the September 11, 2017 meeting minutes with minor changes. Mr. Headley seconded the motion and the motion passed unanimously.

**Status:** Completed

## 2. Reports

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### 2.1. Executive Director's Report

Mr. Shaw discussed the budget development and reserve planning process that is underway. The proposed recommendations will be presented to the Board at the Budget Workshop scheduled for 6 p.m. at The Homestead Community Center on October 25<sup>th</sup>. Ms. Grace encouraged Neighborhood Voting Members and residents to attend the workshop session.

Policy 102, which has received Board approval, has been posted on DCRanch.com.

The Ranch Association is switching to a new professional employer organization (PEO). The change will go into effect January 1, 2018.

The Windgate Pass seal coating project will be conducted on October 10<sup>th</sup> and 11<sup>th</sup> by Holbrook Asphalt with on-site management provided by PMIS, Inc.

The speed camera will be deployed around mid-October for field testing. The plan is to collect data, report findings and make recommendations to the Board at the January 8, 2018 meeting. If approved, the camera will become active to target speeders going 20 mph or more over the posted limit.

**Status:** Completed

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## 3. Unfinished Business

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### 3.1. Policy 103 Board of Directors Ethics Policy

The Board approved the draft of Policy 103, the Board of Directors Ethics Policy after legal review. Mr. Headley made a motion to approve the draft of the policy for the 30-day resident comment period. Mr. Green seconded the motion and the motion carried unanimously.

**Status:** Completed

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## 4. New Business

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### 4.1. Community Standards Activity Report

Mr. Largo of the Community Standards team presented the review. There was a slight drop in the first letter resolution rate for the Standards for Conduct, which overall is at 70% of 404 total violations. The resolution rate for the Standards for Homes remained at 82% of 38 violations and the Standards for Landscape came in at 79% of 56 total violations.

**Status:** Completed

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### 4.2 Neighborhood Voting Member Election Update

Ms. Raimondi provided details of the election time line for Neighborhood Voting Members. Candidate Forms posted on October 2, 2017 to DCRanch.com and must be returned by November 6, 2017. New terms begin as of the New Year.

**Status:** Completed

#### 4.3. Community Standards for Conduct Proposed Revisions

The Standards for Conduct were approved on March 7, 2016. Staff has begun a process to consider revisions for better clarification and conformance to practical applications. The Board reviewed the proposed changes but asked staff to include provisions for the operation of drones and additional riders for real estate signs. Staff plans to resubmit the Standards for Conduct policies at the November 6, 2017 board meeting for approval.

**Due date:** 11/6/2017

**Status:** Deferred: 11/6/2017

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#### 4.4. Ham Radio Antennas

The Standards for Homes, DCRH-16 Satellite Dishes and Antennae, states that antennae, satellite dishes, cables and equipment shall be painted to blend with the structure to which it is attached, and be hidden from view where possible. Federal rulings do not list HAM or CB radio antennas as a protected device which means that they can be excluded by the Association. Legal supports this position. Upon revision of the Standards for Homes, these types of antennas will be prohibited.

**Status:** Completed

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#### 4.5. Update of Community Maps

The 2016 Community Council Brand Management objective included numerous tactics to protect and build the DC Ranch brand and standards. Neighborhood and community maps was one area that was identified. Espiritu Loci produced the original documents and the most efficient method to update the current maps is to have that firm make the necessary revisions and updates. It is expected to cost about \$30,000 including printing. Roughly \$10,000 is budgeted in 2017. The Board was asked to approve the remaining \$20,000 to keep the project on track. Mr. Geiger made a motion to approve the expenditure. Mr. Matheson seconded the motion. The motion was approved unanimously.

**Status:** Completed

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#### 4.6. Committee Chair Reports / Additional Board Discussions

A board planning session with legal counsel is scheduled for October 11, 2017 at 9:30 a.m. at the DC Ranch Country Club.

Mr. Matheson brought up a concern about residents walking dogs along the Country Club golf course and what could be done to address the issue.

**Status:** Completed

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## 5. Adjournment

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5.1. Next Meeting- Budget Working Session, October 25<sup>th</sup> at 6 p.m. at The Homestead Community Center. [Do we need to mention the October 11<sup>th</sup> meeting?]

**Status:** Completed

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