



# DC Ranch Association - Board of Directors

## Meeting Minutes: Monday, January 8, 2018

**Date/time:** Monday, January 8, 2018 Started: 6:02 PM Ended: 8:20 PM  
**Location:** Homestead Community Center  
**Purpose/notes:** Regular scheduled meeting  
**Chaired by:** Susan Grace  
**Minutes rec. by:** Terri Raimondi  
**Status:** Approved

### Attendance

**Present:** Mike Esparza, Philip Geiger, Susan Grace, Fred Green, Tom Headley, Elizabeth Kepuraitis, Don Matheson  
**Invited guests:** Ranch Association Executive Director Darren Shaw, Communications Manager Terri Raimondi, IT Administrator Bryant Blough and Community Council Executive Director Chris Irish

### Agenda

## 1. Call to Order

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### 1.1. Roll Call

Mr. Shaw conducted the roll call. A quorum of the Board was present.

**Status:** Completed

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### 1.2. Member Comment Period/Open Forum

Mr. Geoff Wilner of Rosewood inquired about landscape noise on weekends. Mr. Shaw read from the Standards for Conduct that pertains to landscape to address his concerns.

**Status:** Completed

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### 1.3. Approval of Meeting Minutes from December 4, 2017

Mr. Green made a motion to approve the December 4, 2017 Executive Session and regular meeting minutes, the latter with minor stylistic changes. Mr. Matheson seconded the motion, which carried unanimously.

**Status:** Completed

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## 2. President's Report

### 2.1. President's Report

Ms. Grace introduced the Community Council Board President Ron Belmont and Council members in attendance at



the meeting. She also asked the 16 new and returning Neighborhood Voting Members to introduce themselves.

Ms. Grace provided an overview of the three DC Ranch governing entities. She also spoke about the two apartment communities and the use of parks and neighborhoods by the apartment renters, who pay only Community Council fees but no Ranch assessment. The topic will be discussed further in the coming months.

**Status:** Completed

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### 3. Executive Director Report

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#### 3.1. Ranch Association Executive Director's Report

Contracts will be awarded to begin painting of the common walls in Desert Haciendas, Terrace Homes East, Park and Manor Homes and The Estates. The wood and metal in Market Street Villas will be painted this spring.

The competitive bid for a combined Ranch Association and Community Council insurance package is complete, with an approximate \$30,000 savings.

The 501c(4) application process is underway to qualify for tax savings on interest earnings.

The next Ranch Association Landscape Workshop is scheduled for March 19<sup>th</sup> from 3 to 5 p.m. at The Homestead Community Center. Residents who complete the training will receive a \$200 credit towards a modification fee, and landscape service providers will be shown on the DC Ranch Certified Landscaper list on DC Ranch.com.

Numerous sub-associations have approached the Ranch Association about coming under the master umbrella in lieu of their existing property management.

**Status:** Completed

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#### 3.2. Community Council Report

Ms. Irish reported that the Scottsdale City Council put Desert Edge on hold until July to allow the group opposing the project to complete its petition process to gather signatures to require a resident vote. Mr. Hawkins, Neighborhood Voting Member for Desert Haciendas, asked that petitions be made available at the community centers for residents to sign.

NextGen Update. The City of Phoenix sued the FAA and won in August 2017. The city and FAA came to an agreement in November 2017, although that proposal is not yet court-approved. The agreement requires that certain Sky Harbor flight paths for westbound departures be temporarily returned to their pre-NextGen status pending further review, but it does not specifically address eastbound departure paths, some of which are sending airplane traffic directly over DC Ranch. Community Council has been working with stakeholders to involve DC Ranch residents.

A meeting with Scottsdale Airport went very well. To mitigate noise, the facility now has departing flights power-up after they are beyond the boundaries of DC Ranch. Residents who are bothered by noise are asked to call Sarah Ferrara at 480.312.8482 and provide date and time of the incident. The airport will track down the pilots and ask them to revise their flight patterns. Flights from Scottsdale Airport are still below their pre-recession levels. A resident of DC Ranch sits on the airport's Advisory Board. A poll of attendees at the board meeting showed that about two-thirds of them have been affected by airplane noise, mostly from Scottsdale Airport.

Mr. Headley inquired about helicopters flying over DC Ranch, and Ms. Irish will look into it further.

High school land next to Copper Ridge could revert to the developer, DMB, if nothing has been built. The school district does not feel it needs another high school but might want to retain the land for another educational purpose. Amy Lihvarchik of Arcadia inquired about what the community can do to help pressure the school district to retain the land.



Pam Kacir, Alternate NVM for Park and Manor, inquired if the Community Council would facilitate meetings with NVMs and residents and help organize a petition drive to prevent the land in question from being used for multi-unit housing.

**Status:** Completed

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## 4. Unfinished Business

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### 4.1. Standards for Conduct Revisions

Mr. Shaw provided a recap of the revisions to the Standards for Conduct. The revisions have been available for resident comment since November 7<sup>th</sup>. Mr. Wilner questioned the provision regarding drones. Mr. Wilner also commented on speeding and allowing basketball hoops in the front yards, which is a common practice.

Ms. Grace pursued further discussion on drones. The FAA prohibits the flying of drones above 500 feet within five miles of an airport, which includes most of DC Ranch due to its close proximity to Scottsdale Airport. It was suggested that the five-mile ban be incorporated into the standards and that recreational drones be prohibited. Drones operated for other purposes would be subject to the FAA guidelines. Mr. Esparza made a motion to approve the revised standards as written. Mr. Green seconded the motion. The motion passed unanimously.

**Status:** Completed

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### 4.2. Proposed Policy 104 Re: Board Governance

The proposed policy has been posted for 30 days for public comment. Only one owner provided comments, which the Policy Committee vetted. Mr. Koven made suggestions that the notice time periods for regular and special board meetings be changed in two places to reflect the correct policy. The corrections were made.

Mr. Green made a motion to approve Policy 104. Mr. Headley seconded the motion, and the motion carried unanimously.

**Status:** Completed

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## 5. New Business

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### 5.1. Financial Audit Proposal

The Budget and Finance Committee recommended retaining the incumbent audit firm of Bulter Hansen for another three-year contract. That recommendation requires Board approval. Mr. Geiger suggested that the firm be retained, but that such approval be conditioned on having a different representative make the presentation to the Board. The fees would remain at 2017 levels. Ms. Kepuraitis made a motion to approve the contract with the provision that the firm may choose a different presenter or conform to the type of presentation desired by DC Ranch. Mr. Headley seconded the motion. The motion passed with six in favor. Mr. Geiger opposed.

**Status:** Completed

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## 5.2. Speed Camera Report and Presentation

Mr. Shaw provided a recap of the proposed speed-enforcement program and communications rollout. Data captured by the community's five electronic speed signs between July 9, 2017 and October 31, 2017 showed almost 30,000 individuals traveling 10 to 19 mph over the posted limit. In that same period, over 1,000 drivers were recorded traveling 20 mph or more over the limit. Under the assumption that the one speed camera would capture one-fifth of the activity, the expectation would be an average of two to three letters per day targeting excessive speeders. All expenses and revenue generated would be allocated to the neighborhoods in which the camera is operated. If approved, the camera would be immediately deployed and fines of \$300 levied for speeding more than 20 mph over the posted limit. The device will be used behind East, West, Horseshoe and Windgate gates and in Arcadia, remaining in place for a 30-day period at each location. Signage will be posted at the gate entrances indicating "Speed is photo enforced".

Mr. Green made a motion to approve the proposal effective February 1, 2017. Mr. Headley seconded the motion and the motion carried unanimously.

**Status:** Completed

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## 5.3. Board and Executive Director Goals for 2018

The proposed Board and Executive Director goals for 2018 were addressed. Mr. Shaw will develop specific objectives that will be presented at the February board meeting.

**Status:** Completed

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## 5.4. Proposed Policy 302- Fines for Rule, Restriction and Community Standards Violations

Policy 302-Fines for Rule, Restriction and Community Standards Violations was approved for the 30-day member comment period and will be posted to the website.

**Status:** Completed

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## 5.5. Special Presentation Re: Management Information Systems and Disaster Recovery Plan

This presentation will be rescheduled to the February 5, 2018 board meeting.

**Status:** Completed

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## 6. Adjournment

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### 6.1. Next Meeting is Monday, February 5, 2018 at 6 p.m. at The Homestead

**Status:** Completed

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### 6.2. Adjournment

The meeting was adjourned by Ms. Grace at 8:20 p.m.

**Status:** Completed

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

  
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Tom Headley, DC Ranch Association Board of Directors Secretary