

DC Ranch Association - Board of Directors

Meeting Minutes: Monday, March 5, 2018

Date/time: Monday, March 5, 2018 Started: 6:00 PM Ended: 8:00 PM
Location: The Homestead Community Center
Purpose/notes: Regular scheduled meeting
Chaired by: Susan Grace
Minutes rec. by: Terri Raimondi
Status: Minutes drafted

Attendance

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

Invited guests: Community Council President Ron Belmont, Community Council Executive Director Jenna Kohl, Ranch Association Executive Director Darren Shaw, Communications Manager Terri Raimondi and DC Ranch Security Manager Evan Drew

1. Call to Order/Establish Quorum

1.1. Roll Call/Establish Quorum

Mr. Shaw conducted the roll call. All seven directors were present. A quorum of the Board was achieved.

Status: Completed.

1.2. Member Comment Period/Open Forum

Mr. John Shaw, who resides in Park and Manor, conveyed his concerns regarding the general activity in a neighboring home.

Mr. Hawkins, of Desert Haciendas, announced a community meeting concerning Desert Edge to be held Saturday, March 10 from 8a.m. until 12 noon at Ironwood Park, at the northwest corner of 94th & Legacy.

Mr. Ron Jones from Silverleaf asked about the damage to the Windgate gate, unfinished construction and speeding violations. Executive Director Darren Shaw explained that the gate accident is now a police matter, and the driver has been identified. The investigation is continuing and restitution for the damage will be pursued. Mr. Shaw then stated that exterior modification projects must be completed within a six-month period but new construction has no time limitation. He addressed the question on speeding and mentioned that nine violations have been issued since the camera became active.

Status: Completed

1.3. Approval of February 5 Meeting Minutes

Mr. Green made a motion to approve the February 5, 2018 minutes (with minor revisions) and to approve the March 1, 2018 executive session minutes. The motion was seconded by Ms. Kepuraitis, and the motion carried unanimously.

Status: Completed

2. Reports

2.1. President's Report

Ms. Grace commended the Community Council and Gabi Enriquez for the Habitat for Humanity community building project held on Saturday, March 3, 2018.

Ms. Grace provided a recap from the February 13, 2018 Governance Committee meeting which covered the following: 1) Discussions continue regarding use of neighborhood parks in Desert Parks Village by apartment residents, 2) enforcement of the community standards in the apartments and 3) additional office space for Ranch staff, maintenance and landscaping.

Mr. Green reported on the Federal Aviation Administration Open House held February 8, 2018 at Horizon High School. Sky Harbor departures to the west of Phoenix were the primary focus of the meeting, but comments were received regarding departures to the East that are affecting DC Ranch. Mr. Green further commented that if present FAA metrics are used to evaluate the impact of eastern-bound departures, it will not help the case for DC Ranch as these flights are at a much higher altitude by the time they reach the community. The question is whether the FAA wants to improve relations with North Scottsdale. For many DC Ranch residents, the greater concern is landing activity at Scottsdale Airport. Mr. Green referred to the Scottsdale Coalition for Airport Noise Abatement (SCANA) and directed residents to Mr. Kern, who is one of the group's organizers.

Status: Completed

2.2. Introduction of new Community Council Executive Director

Ms. Grace welcomed new Community Council Executive Director Jenna Kohl and invited Community Council President Ron Belmont to formally introduce her. Ms. Kohl has 24 years of property management experience and most recently spent time as the Community Council Executive Director at Anthem. She resides in North Scottsdale.

Status: Completed

2.3. Executive Director's Report

Mr. Shaw reported that the deadline for applications for election to the Ranch Association Board expired as of 5 p.m. March 5. Six candidates are running for the four open positions. There will be a Meet the Candidates Night March 14 at 6 p.m. at The Homestead Community Center.

The 501 (4) application process continues. Director of Financial Operations Sylvia Miles is working with a consultant to prepare and submit the application to the IRS. The primary benefit to the Association is the potential tax savings on reserve fund interest income.

The PUP (Pick Up Poop) program is being implemented. Five new pet stations have been installed in the Desert Parks Village, bringing the total to nine in the area. Neighborhood events are planned for April and May.

The Ranch Association is testing an Emergency Notification System developed by IT Administrator Bryant Blough. This system allows the Association to contact its members' mobile phones via text message should an emergency arise.

Mr. Shaw provided the following updates;

- A new work order system will be introduced in April.

- The ICON project is hosting a meeting for residents along 101st Street on March 15, 2018.
- There have been 10 gate-related accidents in the last two weeks.
- Fire fuel management continues throughout the community.

DC Ranch Security has identified Association roadways that require posted speed limit signs. Mr. Shaw estimates that an additional seven or eight will be added.

Status: Completed

2.4. Special Presentation Re: Security Services

Mr. Drew provided an overview of his experience and reviewed the services that DC Ranch receives from its third-party provider Allied Universal. Several questions were taken from the audience.

Status: Completed

3. Unfinished Business

3.1. Association Member Appeal to the Board Re: Landscape Alterations to Common Area

The Board approved a resolution allowing Mr. Jaramillo and his triplex neighbors to convert desert landscaping in front of their triplex to turf-oriented landscape similar to what's installed at four other triplexes on the same street. Questions were then taken from the audience prior to the formal vote. Mr. Green made a motion to approve the resolution and Mr. Esparza seconded. The motion carried unanimously.

Status: Carried

3.2. Proposed Policy 201- Financial Operations Controls

Mr. Headley made a motion to approve Policy 201, Financial Operations Controls, for the 30-day member comment period. Mr. Esparza seconded the motion, and the motion carried unanimously. Mr. Headley then commented that Policy 105, Records Retention, is out for 30-day member comment. Policy 302, Fines and Penalties, was not posted properly for the required 30-day member comment period but that it now is posted. Those three policies will be brought back to the Board for formal consideration at the May 7, 2018 regularly-scheduled meeting.

Status: Parked

4. Committee Reports

4.1 Committee Reports

Mr. Matheson reported that the Modification Committee will implement a new practice of conducting site inspections of modification projects that are underway. Mr. Matheson further commented that Ms. Kepuraitis has volunteered to be on the Modification Committee and her nomination will be formally considered by the Board at its May 7, 2018 regularly-scheduled meeting.

5. Adjournment

5.1 Adjournment and Next Meeting

The meeting adjourned at 8 p.m. The next meeting is the Annual Member's Meeting scheduled for Monday, April 2, 2018 at 6:00 p.m. at The Homestead Community Center.

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



DC Ranch Association Board of Directors Secretary