



Board of Directors Meeting Minutes
REGULAR MEETING
DC Ranch Community Council, Inc.
Desert Camp Community Center
Thursday, May 24, 2019

Attending:

Ron Belmont, President
Mark Eberle, Vice President
Jim Patterson, Treasurer
Jill Hegardt
Natalie Ingram
Bud Kern

Staff Attending:

Jenna Kohl, Executive Director
Jona Davis, Community Engagement Director
Sylvia Miles, Financial Operations Director
Beth Overton, Facilities and Recreation Director
Erin May Valdez, Executive Assistant/HR Administrator

Excused Absence:

Jill Edwards Resnick

I. Call to order

Ron Belmont called the meeting to order at 5:35 p.m. and welcomed all guests in attendance.

II. Approval of March Minutes

Motion: To approve the minutes from the March 22 Board Meeting

Motioned by Jill Hegardt; Seconded by Bud Kern; Motion passed unanimously

III. President's Report

Ron gave an update on the Governance Committee, which met on 5/15. Topics included public affairs engagement plans (main projects include airport noise, Desert Edge, parcel of land adjacent to Copper Ridge School), modifications to DC Ranch's solicitation policy, board of directors qualification and training, park use and fees, office space needs, and the turnover of Sterling with the Ranch Association taking over common area maintenance.

IV. Financial Reports

Paul Hansen from Butler-Hansen P.C. presented the 2017 audit; this is their fourth year auditing DC Ranch. The Council was found to be very financially secure with a strong balance sheet and the firm gave a clean "unqualified opinion," the highest rating available. The audit will be posted online.

Sylvia reviewed the financials through the end of April. Due to record breaking home sales, April revenue was \$25,000 greater than budgeted. June already has \$270,000 in escrow, with a budget of \$125,000. Expenses in April were greater than budgeted, due to timing and holiday light expenses, which were approved by the board. Year to date, the budget is \$264,000 to the good. Our cash balance sits at 5.01 months.

V. Executive Director's Report

Jenna welcomed newly-promoted Facilities and Recreation Director Beth Overton. Lynette Whitener has been hired as her replacement in the Senior Manager of Facilities position. Hiring for Lynette's current Events and Programs Coordinator position will begin soon.

Staff is beginning the 2019 budget process; the board will be updated accordingly.

Jenna reviewed the past month's activities; over 700 residents participated in various events and programs in April and May. 135 residents responded to a post-programming open house survey; staff is looking at ways to incorporate resident suggestions into the 2019 budget and plans.

Beth and Sylvia presented the history of capital projects that were put together at the end of 2017. "Priority 1" projects that have been completed or are underway include path and trails work, rubberizing playground surface, installing a new key fob reader and the interactive "Smart Screen" display at the Ranch Office. Beth requested approval for the list of "Priority 2" projects.

Motion: To approve the expenditures for two "Priority 2" capital improvement projects of pedestrian parking lot cut-throughs at Desert Camp Community Center and planting areas, a concrete stepper, and turf replacement at The Homestead Community Center, along with approving expenditures for overhead light replacements at both community centers, for a total of \$50,600.

Motioned by Jill Hegardt; Seconded by Jim Patterson; Motion passed unanimously

Jenna shared concerns she's received from residents, particularly in The Estates and Park and Manor neighborhoods, regarding residents living in the Camden and Desert Park Vistas apartment complexes using their neighborhood parks. Staff has received the legal opinion that unless the park deed names it as exclusive to a specific neighborhood, DC Ranch documents declare all parks designed to be open to all DC Ranch residents and their guests. Council has the right to establish standards for apartments. Also, staff will look at how apartment communities can contribute the Ranch Association (or sub association, as appropriate) to offset park upkeep costs.

Resident Chris Kirkpatrick, representing the Park & Manor neighborhood committee, presented their concerns on apartment use of their neighborhood park. He illustrated on a map how the largest access points of their neighborhood are closest to the parks. The Park & Manor neighborhood committee has requested to install unlocked gates and fencing at access points, along with correcting placement of signs in the neighborhood. The committee originally requested locked gates, but these are not allowed in DC Ranch. Ranch Association President Susan Grace, in attendance, said the Ranch Association will move forward with looking into these two requests.

Motion: To approve staff's recommendations regarding park use and standards: 1) to authorize staff to work with the Ranch Association and apartment stakeholders to prepare standards for apartment communities; 2) to authorize staff to work with the Ranch Association and apartment stakeholders for enforcement of these standards; 3) to determine how the Community Council can contribute to offset park use by apartment residents and costs related to enforcement of standards and 4) for staff to work with Ranch Association regarding communication rollout to the community.

Motioned by Mark Eberle; Seconded by Natalie Ingram; Motion passed unanimously

XI. New Business

None reported.

XII. Adjourn Meeting

Motion: To adjourn the meeting at 6:30 p.m.

Motioned by Mark Eberle; Seconded by Bud Kern; Motion passed unanimously.