



DC Ranch Association – Board of Directors Meeting Minutes

Date/Time: Monday, December 10, 2018 Started: 6:03 PM Ended: 7:33 PM
Location: The Homestead Community Center
Purpose: Regularly scheduled meeting

Chaired By: Susan Grace
Minutes Rec: Terri Raimondi
Status: Draft of Minutes

Attendance

Present: Susan Grace, Fred Green, Elizabeth Kepuraitis, Philip Geiger, Mike Esparza, Stephen Koven, Vince Durocher

Guests: Executive Director Darren Shaw, Communications Manager Terri Raimondi, Front Desk Admin Carrie Joza

1. Call to Order/Establish Quorum

Ms. Grace called the meeting to order at 6:03 p.m.

1.1 Roll Call/Establish Quorum

Mr. Shaw conducted the roll call. All members were present (Mr. Koven via phone); a quorum was present.

1.2 Member Comment Period/Open Forum

Resident Cameron Harper of the Camelot Homes expressed his concern about the city of Scottsdale developing two parcels it owns into city parks near Desert Camp Community Center. The Community Council will continue to provide updates on this matter as they develop.

Mr. Verrhaagen of the Village at Market Street communicated his concern about landscaping that was dumped behind his condominium and left to remain for a significant time period. Even though a sub-association, Mr. Shaw said that he would have a staff member look into the situation.

1.3 Approval of November 5, 2018 Regular Meeting Minutes

Mr. Durocher made a motion to approve the minutes; Ms. Kepuraitis seconded. The vote was six in favor with one abstention from Mr. Koven, who was not in attendance at the Nov. 5 meeting.

2. Reports

2.1 President's Report

Ms. Grace reported on the earlier executive session. Topics included a personnel matter, appeal of a speeding fine, whether a proposed five-unit neighborhood near parcel 1.15/1.16 should be a sub-association or a neighborhood under the DC Ranch Master Association, legal expenses and the pruning of street trees for clearance and safety in Desert Parks Village.

Ms. Grace recapped the Governance Committee meeting. The committee meets monthly and involves the three entities: Ranch Association, Community Council and the Covenant Commission. Discussions at the most recent meeting involved SUSD land, development of community standards for the two apartment complexes and Ranch Association's relationship and involvement with sub-associations.

2.2 Executive Director's Report

- Mr. Shaw introduced two new employees: Dee Nortman, Director of Financial Operations and Executive Assistant/HR Administrator Julie Cocciolo. He also introduced new Security Manager Sean Yonts with Anderson Agency. Mr. Geiger complemented Allied Universal on the transition. About 20 Allied Universal employees will move to the Anderson team.
- The Oct. 23 storm impacted many areas of DC Ranch, particularly the upper Windgate Canyon and parts of Country Club. Several homes in both areas sustained water damage. There are 182 culverts/washes throughout the community, three of which will require additional design work. Civil engineers and city officials are participating with storm management review processes.
- Ranch Association recently introduced a resident communication program called Conversations in the Park. Community Council is also involved. The first event was held Nov. 9 at Park and Manor. About 15 residents attended. The Dec. 6 event for Camelot (96th Way) and Rosewood was cancelled due to weather. The next scheduled event is Terrace Homes West on Dec. 19.
- The irrigation audit is showing water savings over the first two months, compared to the prior year for the same period. NOAS areas were not watered this fall, the weather station was fixed, and numerous controllers are being upgraded.
- The third-party contract for turf mowing and scalping was competitively bid, resulting in annual savings of \$45,000. Brightview Landscaping is the new contractor.
- The 2018 seal coating and street repair work is complete. Clean up is still on-going.
- Sub-association management possibilities continue to be reviewed and will be looked at further in 2019. Presently, Ranch Association is programming and issuing transponders for three sub-associations 1.15/1.16/2.8.
- The Camelot and Montelena view fence and boundary wall painting project is underway.

- The landscape department has been reorganized and new schedules are being tested in the field.
- Management met with SUSD about building an administration/maintenance facility on an area of its property referred to as the Kitchell Yard. A space needs analysis is being conducted in 2019. Talks will then resume with the school administration.
- 23 new signs are being installed in Planning Unit I around green belts and park areas.
- Termite treatments will begin at Market Street Villas on Jan. 15. Kyko Pest Control plans to treat one tri-plex building per week. Ranch Association is also recommending that members spend an extra \$100 to drill the inside of their garages for termites to create a complete perimeter barrier.
- At Market Street Villas, encroachments onto common area are being discussed (six of them), some may elevate to the board level, others may become legal matters.
- The new Open House signage is being rolled out and realtors will be officially notified of the new procedures via email communications and media releases.
- Speeding is being monitored and data collected around Ethel's Garden and the back park at Arcadia. The Board will review this matter in more detail at its Jan. 7 meeting.

2.4 Special Presentation:

Administrative Coordinator Carrie Joza reviewed her daily and weekly duties.

3. Unfinished Business

None.

4. New Business

Policy 106 (Neighborhood Voting Members), was discussed. It suggests adjusting the total number of NVMs from 43 to 44 to allow for a more equitable representation among each neighborhood and among the elected volunteers. It also covers preparation and training, voting and elections, terms, removal of NVMs, communications and redistricting of boundaries. Neighborhood Voting Members were invited to comment on the proposed policy. By consensus, the Board asked the Policy Committee to review all comments received from NVMs and report back to the Board at its Jan. 7, 2019 board meeting.

5. Committee Reports:

None.

5.1 Adjournment: The meeting adjourned at 7:33 p.m.

Phil Geiger, Association Board Secretary

Date

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