



DC Ranch Association – Board of Directors Meeting Minutes

Date/Time: Monday, February 4, 2019 Started: 6:06 PM Ended: 8:03 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, Mike Esparza, Stephen Koven, Vince Durocher
Absent: Phil Geiger

Guests: Executive Director Darren Shaw, Communications Manager Terri Raimondi, Director of Financial Operations Dee Nortman, Executive Assistant and HR Administrator Natasha Bell, Neighborhood Voting Member John Henrickson

1. Call to Order/Establish Quorum

Ms. Grace called the meeting to order at 6:06 p.m.

1.1 Roll Call/Establish Quorum

Mr. Shaw conducted the roll call. Six directors were present satisfying the quorum requirement.

1.2 Member Comment Period/Open Forum

None.

1.3 Approval of the February 4, 2019 Regular Meeting Minutes

Mr. Durocher made a motion to approve the minutes. Ms. Kepuraitis seconded. The motion was unanimously approved.

2. Reports

2.1 President's Report

Ms. Grace provided a recap of the January 14 Governance Committee meeting of the three governing entities. Airplane noise was discussed, which falls to the Community Council; initiatives and approaches to this concern are being discussed. Community Council is engaging in a segmentation study.

The Council is also tracking a potential purchase of the state land adjacent to the corporate center. Water usage and the wildflower program was discussed and whether this is the best use of our resources. The program will continue with the review of the watering schedule and reductions in water usage as appropriate.

An office relocation (across the street) for staff members is moving forward.

Conversations in the Park is continuing. The most recent event, held at Market Street Villas, had a wonderful turnout with good, informative discussion.

The Executive session held prior to the open meeting involved two homes at Market Street Villas that have encroached into common area. If legal expenses are incurred, then they would be passed on to the individual owner.

2.2 Neighborhood Voting Member Update

John Hendrickson provided a historical and current overview of Sterling Villas and Sterling Estates.

2.3 Executive Director's Report

- New Executive Assistant and HR Administrator Natasha Bell was introduced.
- Community Standards Specialist Aaron Largo tendered his resignation. Jamiee Lynn is being promoted to fill Aaron's fulltime position.
- Irrigation training for the landscape staff is in progress to ensure they can properly operate the irrigation system and its new improvements which are being upgraded to a cloud-based system. In the last four months, almost \$90,000 has been saved with reduced water usage.
- The Association is working with the McDowell Sonoran Conservancy on the removal of noxious weeds in NAOS areas.
- Storm management maintenance is continuing. Mr. Shaw's report showed improvements at two major culverts, one in the Upper Canyon and one near the Tapadero sub-association. Additional culverts are scheduled to be cleaned out before the monsoon season.
- A Home Improvement Workshop is scheduled for April 10 focusing on landscape and painting.
- Asphalt repair and seal-coating is scheduled to begin late May. This year's funding equals \$344,000.
- A drone will be purchased for aerial view inspections.
- Five license plate readers are being installed at the resident lanes at all manned gates.
- Board Candidate forms are currently available at The Ranch Offices and online at DCRanch.com. There are three seats up for election.
- Reflectors were installed on the interior of all manned gates to help prevent residents from hitting into the gates.
- A recommendation to change banks was made to the Finance Committee. The benefits are better investments, liquidity and associated fees.
- Amended Tax Returns were filed for 2015 and 2016 under the assumption we will be granted 501(c)4 status.
- Subterranean termite treatments are underway at Market Street Villas.
- A proposed rule for driving more than 11 mph over posted speed limit adjacent to parks is out for member comment.
- NVM Training was conducted on January 31.

2.4 Financial Report

Ms. Nortman provided the December 2018 and year-end financials. For December, revenue fell short of budget by \$11,000 primarily due to lower-than-expected non-assessment revenue. Overall expenses were on budget. For 2018, revenue was within budget. Expenses were \$116,000 less than anticipated.

3. Unfinished Business

Policy 106 Neighborhood Voting Members: This has been before the Board twice before, but due to Mr. Geiger's absence, who is chair of the Policy Committee, the item was tabled until the March meeting.

Proposed Resolution: Allocation of Legal Fees: This item was brought before the Board at the January 7, 2019 meeting at which time it was tabled for further discussion. Mr. Green made a motion to approve the proposed resolution that makes neighborhood legal expenses a neighborhood expense. Ms. Kepuraitis seconded. The CC&Rs provide that neighborhood expenses be defined as the actual and estimated expenses which the Association incurs or expects to incur for the benefit of owners within a particular neighborhood. Past practice was that the costs were absorbed by the Ranch Master.

Several residents offered comments or suggestions. The question came up of purchasing legal liability insurance, but because neighborhoods are not considered legal entities, this would probably not be possible. There were five votes in favor of the resolution, Mr. Koven abstained. The resolution passed.

4. New Business

Policy Review: Under the new Policy Committee Charter, policies need to be reviewed annually. Ms. Grace asked that the Security policy be reviewed with the new security provider after 90-days on the job, or April 1, 2019. Ms. Kepuraitis motioned that the Board had met its annual review commitment. Mr. Koven seconded, and the motion passed unanimously.

Proposed Resolution: Speed Camera Expense Allocation. Ms. Grace reviewed the original Board vote in 2017 that allocated the speed camera costs to the specific neighborhoods benefitting from use of the traffic control device. The proposed resolution allocates the expense to the Ranch Master, so that the camera can be used in other parts of the community. Comments were taken from the audience. The purchase of another camera may be considered. Mr. Durocher made a motion to approve the resolution. Mr. Koven seconded. The board voted unanimously to approve the resolution.

5. Committee Reports:

None.

5.1 Adjournment: The meeting adjourned at 7:47 p.m.