



DC Ranch
Community Council

Board of Directors Meeting Minutes
REGULAR MEETING
DC Ranch Community Council, Inc.
Desert Camp Community Center
March 28, 2019
5:30 p.m.

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
Dee Nortman, 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 January Minutes

Motion: To approve the minutes from the January 24 meeting

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

III. President's Report

Ron discussed the most recent Governance Committee meeting; topics included the commercial and apartment standards, sub-association round table meetings, and the April 24 joint board orientation, which will include focus on ethics, harassment, fiduciary responsibility, and governing and conflict.

Jim Patterson and Mark Eberle will be rolling off the board. Ron and Jenna thanked them for their service and commitment to DC Ranch. The nominating committee interviewed five candidates and recommend Alex Townsend to serve out the final two years of Jim's term, as well as Sheryl Lowenhar to begin a three year term; both terms will begin 4/1/19.

Motion: To approve the following nominating committee recommendations:

To accept Jim Patterson's resignation;

To appoint Ron Belmont and Bud Kern to their second three-year terms (4/1/2019 – 3/31/2022);

To confirm Alex Townsend to fulfill the final two years on Jim Patterson's term (4/1/2019 -3/31/2021);

To confirm Sheryl Lowenhar to a three year term (4/1/2019 – 3/31/2022);

Motioned by Natalie Ingram; Seconded by Jill Hegardt; Motion passed unanimously

IV. Staff Reports

Jenna presented her Executive Director's report. She congratulated board member Jill Hegardt on being named one of the Phoenix Business Journal's Outstanding Women in Business. She reviewed upcoming spring events. The spring programming guide was mailed out and as a result, staff has seen a large uptick in online event registrations. The triennial resident survey went live March 23 and over 300 responses have already been submitted.

Jona reviewed the Brand Decision Filter that was created during the Brand Management study. Both staff and board members have copies of this filter to help guide decisions.

Dee reviewed the monthly financial reports. We are \$93,000 to the good in the operating budget, due in part to benefit fees coming in at \$39,000 higher than budgeted. There was also a \$52,000 saving in expenses, mostly due to timing. March is on track to have double the amount of home sales as February. If all forecasted March sales go through, benefit fees will be \$100,000 over the budget. Our cash balance sits at 4.2 months. Ron thanked Dee for updating the way financial reports are written.

V. Program Spotlight: DC Ranch Gives

Community Engagement Coordinator Devin Haggerty presented information on the DC Ranch Gives volunteer program. The program launched in 2017 and is led by Devin and a steering committee of residents. The group focuses on areas of resident interest gathered in a Ranch-wide survey, which includes education, health, and hunger. With four off-site volunteer days and quarterly donation drives, the Gives program collected more than 1,500 in-kind donation items in 2018, and involved 111 separate resident volunteers who worked 339 hours.

VI. Old Business

Beth reviewed the list of 2019 Capital projects that the Leadership Team deems important to complete, due to safety, timing of DCR2020 projects, and overall impact on amenities, facilities, residents, and staff. This list includes funding for the Space Needs Analysis and Master Plan, handrails installed at Market Street Park, and sound improvements at The Homestead. The board will be updated on the additional cost of the Ranch Office move as plans are finalized.

Ron requested that staff put together an outline of rules on use of Capital funds.

Motion: To approve the requested \$65,500 expenditure of funds for Capital Improvement Projects, plus funds for the Ranch Office relocation TBD.

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

VII. New Business

Jenna reviewed the revisions made to the Governance Policy. The board agreed to edit section B2 to conform to the Bylaws and state that a board member may serve a maximum of six years total service.

Motion: To accept the revisions made to the Community Council's Board of Directors Governance Policy.

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

Jenna presented two new proposed Engagement Plans on behalf of Director of Public Affairs Chris Irish: the 2019 Scottsdale Bond Engagement Plan and Arizona State Land Trust Engagement Plan. The Ranch Association was sent the plans to review; and revisions they may have will be added.

Motion: To accept the two proposed Public Affairs Engagement Plans: 2019 Scottsdale Bond and Arizona State Land Trust, with the understanding that should the Ranch Association board have any revisions or edits, they will be added.

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

IX. Adjourn Meeting

Motion: To adjourn the meeting at 6:50 p.m.

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

These minutes attested by:



Community Council Board Secretary/Treasurer
May 23, 2019