



DC Ranch
Community Council

Board of Directors Meeting Minutes
REGULAR MEETING
Desert Camp Community Center
January 23, 2020, 5:30 p.m.

Attending:

Ron Belmont, President
Bud Kern, Vice President
Natalie Ingram, Treasurer/Secretary
Jill Hegardt
Sheryl Lowenhar
Alex Townsend

Staff Attending:

Jenna Kohl, Executive Director
Dee Nortman, Financial Operations Director
Beth Overton, Facilities and Recreation Director
Jona Davis, Community Engagement Director
Chris Irish, Public Affairs Director
Erin May Valdez, Exec. Assistant/HR Administrator
Lynette Whitener, Senior Manager of Facilities
Trista Ratley, Recreation Coordinator

I. Call to order

Ron Belmont called the meeting to order at 5:42 p.m. and a quorum was established.

II. Approval of November Minutes

Motion: To approve the minutes from the November 7, 2019 meeting

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

III. Old Business – Master Plan Update

Sr. Manager of Facilities Lynette Whitener gave an update on the Master Plan project. The committee has met almost monthly since September. The committee will have a table at the events and programming open house in March with collateral and to receive feedback. They will also survey the community. Board members commended Lynette and the committee's thorough research and evaluation of what residents actually want and need. The Board recognized members of the Master Plan Committee in attendance and thanked them for their work.

Motion: To endorse the Master Plan committee's preliminary findings and to authorize proceeding as outlined in their proposed memo, including gathering additional resident feedback in preparation for Phase II, concept design, and costing.

Motioned by Bud Kern; Seconded by Sheryl Lowenhar; Motion passed unanimously

Sheryl Lowenhar left the meeting after this agenda item.

IV. President's Report

Ron Belmont gave an update on the Governance Committee, which met on January 7. Topics discussed included the importance of DC Ranch's unique governance structure, the Ranch Association working to change board terms from 2 to 3 years, discussion on the Master Plan and Community-Wide Standards Trespass section, the Covenant Commission transition, and the Pioneer neighborhood assessments.

IV. Staff Reports

Jenna reviewed the staff report. Community Council board member applications are due February 10. Scott Dennerline is now a Council employee, doing 100% Covenant Commission work. The inaugural Resident Leadership Development Program kicked off this week with 27 participants. Upcoming events include DC Ranch Day and the annual Volunteer Awards. DC Ranch won "Best Master Planned Community" from AZ Foothills Magazine, and will be showcased in the next issue.

Dee Nortman reviewed the financial reports through the end of 2019. Numbers are preliminary, pending auditor review. Council ended the year at \$355,000 to the positive, which was after a \$375,000 transfer to reserve and capital. Benefit fees were almost \$474,000 higher than budgeted. The cash balance sits at 5.2 months. Staff will consider a mid-year transfer from the cash balance if we hit the 6 month maximum mark. Approximately \$48,000 interest was earned in 2019, verses approximately \$7,000 in 2018, due to changing funds.

V. Program Spotlight - Recreation

Recreation Coordinator Trista Ratley gave an overview on recreation programming. Offerings include fitness classes (yoga and other fitness classes, now offered Monday-Saturday), the health and wellness series (hiking sessions, Weight Watchers), specialty recreation classes (racquet clinics, card classes), weekly/monthly clubs (pickleball, Grapenuts, men's and women's clubs), and youth and family events (TGIF, food truck nights, new Reel Deal movie series).

VI. New Business

Chris Irish reviewed the proposed changes to the Framework for Public Policy, including some edits proposed by Ranch Association board members.

***Motion: To approve the updates to the Framework for Public Policy, to include minor edits by Bud Kern
Motioned by Bud Kern; Seconded by Alex Townsend; Motion passed unanimously***

Chris reviewed the Public Affairs engagement plan for the 2020 census, with the goal to maximize participation and reduce the need for door-to-door census takers in the community. Chris was also invited to participate on the City's census committee.

***Motion: To approve the 2020 Census Engagement Plan
Motioned by Bud Kern; Seconded by Natalie Ingram; Motion passed unanimously***

Chris reviewed updates on various public affairs topics: state land application status, the FAA/NextGen project, and the Reata Wash Flood Abatement Project. Chris continues to monitor all of these.

Jenna presented to the updates to the Community Standard DCR-27 Trespassing/Solicitation. The Ranch Association board approved this version at their December 2, 2019 meeting.

***Motion: To approve the updated Community Standard DCR-27 Trespassing/Solicitation as presented
Motioned by Bud Kern; Seconded by Natalie Ingram; Motion passed unanimously***

Jenna presented the proposed amendments to the Governance Policy and Financial Management Policy for Creation of a Finance Committee. She reviewed the edits and went through the committee creation steps, which would start once the current board recruitment process is done. The first terms will be staggered to assist continuity.

***Motion: To approve the revisions to the Governance Policy and creation of a Community Council Finance Committee, including clarifying language regarding the Reserve funding
Motioned by Bud Kern; Seconded by Alex Townsend; Motion passed unanimously***

X. Adjourn Meeting

***Motion: To adjourn the meeting at 6:53 p.m.
Motioned by Ron Belmont; Seconded by Natalie Ingram; Motion passed unanimously***