



DC Ranch
Community Council
Board of Directors Meeting Minutes
REGULAR MEETING
DC Ranch Community Council, Inc.
Desert Camp Community Center
May 23 2019, 5:30 p.m.

Attending:

Ron Belmont, President
Jill Hegardt
Natalie Ingram
Bud Kern
Sheryl Lowenhar
Alex Townsend (via call)

Staff Attending:

Jenna Kohl, Executive Director
Dee Nortman, Financial Operations Director
Beth Overton, Facilities and Recreation Director
Chris Irish, Public Affairs Director
Mike Gertzman, Senior Manager of Communications
Erin May Valdez, Executive Assistant/HR Administrator
Lynette Whitener, Senior Manager of Facilities

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 28 meeting

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

III. 2018 Audit Presentation

Paul Hansen from Butler-Hansen P.C. presented the 2018 audit; this is their fifth 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. Council’s reserves are very well-funded. The audit will be posted online.

Motion: To accept the 2018 audit as presented

Motioned by Bud Kern; Seconded by Alex Townsend; Motion passed unanimously

IV. President’s Report

With new terms beginning April 1, the board reviewed the slate of officers.

Motion: To accept the 2019-2020 slate of officers as follows:

President – Ron Belmont

Vice President – Bud Kern

Secretary/Treasurer – Natalie Ingram

Motioned by Jill Hegardt; Seconded by Sheryl Lowenhar; Motion passed unanimously

Ron gave an update on the Governance Committee, which met on May 7. The committee reviewed the Reata wash issue and city bond referendum, the Camelot and Arcadia neighborhood Sissoo tree issue, the Kitchell yard maintenance lot license agreement transition of ownership from DMB to the Ranch Association, and the realtor training program.

V. Staff Reports

Jenna presented her Executive Director’s report. The first phase of DCR2020 projects report out was in May; all strategies are posted online. Recent events include Eggstravaganza, Spotlight Speakers Series, The Homestead Playhouse production of The Little Mermaid, and the Starlight Concert Series in Market Street Park. The resident group has been meeting once a month; recent topics include public affairs and a facilities overview. In July they will review community survey results.

Dee reviewed the monthly financial reports through April. Benefit fees were \$40,000 to the good in April. Overall, Council is \$205,374 to the good for the year. High revenue is due to benefit fees, with lower expenses mostly due to open staff positions. Investment

accounts are beginning to earn at a higher rate, with April earning 165% more than March. The cash balance sits at 4.72 months. 72 lots sold in the first quarter, which is down about 20% from 2018, but higher than 2015, 2016, and 2017.

VI. Program Spotlight: Facilities

Senior Manager of Facilities Lynette Whitener reviewed the community center amenities and programs. Access changes were implemented in March with a new facility agreement and waiver; staff was able to track 5,000 check-ins in March and April. The new check-in system is now used to verify residency. Recent facility improvements include new lap lanes and new patio and pool umbrellas at Desert Camp, and new veranda furniture and a new sound system at The Homestead. 171 private rentals were held in 2018.

VII. Community Survey Results

Senior Manager of Communications Mike Gertzman introduced Dave Maddox of WestGroup Research. A community survey must be done every three years per Council governing documents. Through a comprehensive communications plan and rollout, 791 residents (about 25% of the community) completed the survey March 27 – April 8. Staff is now reviewing the results and communicating changes to implement into DCR2020 strategies and tactics. The survey results will be reported out to the community.

VIII. New Business

Whitestone has requested a letter of no objection from the Council to the City to support Market Street's request for a banquet/event facility in the space above Par Exsalonce on Market Street. This will be submitted as part of Whitestone's application for a conditional use permit. The facility would be subject to all City rules and regulations regarding noise ordinances, etc. Council does have recourse if they violate either City or Council policies. DMB has amended the supplemental declarations to allow for this use.

***Motion: To approve the letter of no objection for Whitestone's planned conditional use permit
Motioned by Bud Kern; Seconded by Sheryl Lowenhar; Motion passed unanimously***

With staff beginning to develop parameters for the 2020 budget proposal, Jenna asked the board for their initial thoughts. Budget impacts include the Ranch Office lease, potential increase in both liability and employee health benefit insurance, and a natural increase in costs (contracts, etc.) The board requested locking in the transfer fee revenue at \$1.5 million, as it has been for the past two years. The board will consider a COLA increase of assessments; any further increase will require strong justification. Staff will form a communication plan regarding the budget and will hold a public meeting in October.

Lynette presented the proposed Master Plan process. Phase I includes objectives and processes and an initial project list based on community input, along with formation of a Master Plan committee. Phase II includes a space needs analysis, drafting conceptual plans, costing and testing with the Master Plan Committee. Staff will engage community stakeholders.

***Motion: To approve the master plan process as presented and appoint Sheryl Lowenhar as Council's board representative on the Master Plan committee
Motioned by Bud Kern; Seconded by Jill Hegardt; Motion passed unanimously***

Director of Public Affairs Chris Irish presented the City of Scottsdale's bond package and the consideration for the Council to publicly support the package. The board requested that Chris draft a statement of support in time for the Governance Committee to review at their June meeting. The board will then do an email vote on the language in support of the bond package.

***Motion: To approve Director of Public Affairs Chris Irish to draft a statement of support for passage of the City of Scottsdale's bond package; Governance Committee will review and board will then vote on support
Motioned by Sheryl Lowenhar; Seconded by Jill Hegardt; Motion passed unanimously***

Chris reviewed the draft of the Reata Wash Engagement Plan. As this topic was not included in the bond package, Council wanted to engage in conversation with the City on how to move forward.

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

Chris reviewed the City's position on the FAA/NextGen flight changes. The deadline for residents to send in comments is midnight of 5/23. The letter sent on behalf of DC Ranch would support the City's position, including concept 2 with requests for specifics. The letter references Scottsdale Airport but does not go into detail, in order to specifically focus on the FAA issue at hand.

***Motion: To endorse the City's statement on the FAA/NextGen flight paths and approve Chris's submittal of a letter on behalf of DC Ranch to the FAA with modifications as noted
Motioned by Bud Kern; Seconded by Natalie Ingram; Motion passed unanimously***

IX. New Business

None.

X. Adjourn Meeting

***Motion: To adjourn the meeting at 7:20 p.m.
Motioned by Jill Hegardt; Seconded by Bud Kern; Motion passed unanimously***