

## DC Ranch Association – Board of Directors

Meeting Minutes: October 12, 2020



Date/Time: Monday, October 12, 2020 Started: 5:05 PM / Ended: 7:54 PM

Location: Via Zoom due to COVID-19

Purpose: Special/Budget Workshop Open Meeting

Chaired By: Elizabeth Kepuraitis

Recording Gen Beaulac

Secretary:

Status: Draft

### Attendance:

Directors: Elizabeth Kepuraitis, President; Geoff Wilner, Vice President (left at 6:37pm); Sam Hawkins, Treasurer; Elaine Cottey, Secretary; Stephen Koven, Director; Dr. Philip Geiger, Director; Don Matheson (left at 5:37pm)

Management: Darren Shaw, Executive Director  
Gen Beaulac, Executive Assistant  
Brad Bishop, Director of Maintenance Services  
Dee Nortman, Director of Financial Services

### 1. Call to Order / Establishment of Quorum /Roll Call

Ms. Kepuraitis called the meeting to order at 5:05 p.m. A quorum was established with all seven board members present.

### 2. Member Comment Period

- One resident expressed concerns about the proposed Firewise Program for common areas; stating that it is not appropriate for a community like DC Ranch.

### 3. Firewise Program

After discussion, the Board by consensus asked that a community awareness effort be made to inform the community of the program and what it entails. Mr. Shaw said that he would work with Maintenance Services Director Brad Bishop to publish an informational piece in a future edition of DC Ranch News. Further, a community forum would be arranged that would include fire experts. Upon conclusion of the foregoing, the matter would be brought back to the Board.

#### **4. President's Comments**

Ms. Kepuraitis provided a recap of the most recent Governance Committee meeting, which included budget development for all three entities, Covenant Commission's transition plan, DC Ranch website renovation, annual audit RFP, PPP Funds, ICON foreclosure, the recent Safety Forum hosted by Mike Wells, and the new municipal water retention area to be developed by the City of Scottsdale in the Desert parks area of DC Ranch.

#### **5. 2021 Operating Budget, Reserve Plan and Assessment Schedule**

The 2021 operating budget and reserve plan were reviewed in detail for the Ranch Master and the 16 neighborhoods. The proposed assessment adjustments were also reviewed. The Board decided to continue funding the Firewise Program until a final decision has been made regarding the initiative's fate.

**6. Adjournment:** There being no further business to conduct, Ms. Kepuraitis adjourned the meeting at 7:54 PM.

DRAFT