

DC Ranch Association – Board of Directors

Meeting Minutes: December 7, 2020



Date/Time: Monday, December 7, 2020 Started: 6 p.m. / Ended: 7:55 p.m.

Location: Via Zoom due to COVID-19

Purpose: Regular Open Meeting

Chaired By: Elizabeth Kepuraitis

Recording: Darren Shaw

Secretary:

Status: Draft

Attendance:

Directors Present: Elizabeth Kepuraitis, President; Geoff Wilner, Vice President; Sam Hawkins, Treasurer; Stephen Koven, Director; Dr. Philip Geiger, Director; Don Matheson, Director

Directors Absent: Elaine Cottey, Secretary

Management: Darren Shaw, Executive Director
Shannon Owsley, Executive Assistant

Call to Order / Establishment of Quorum /Roll Call

Ms. Kepuraitis called the meeting to order at 6 p.m. A quorum was established with six board members present.

Introductions

Mr. Shaw introduced two new employees. They were Landscape Manager Erik Houston and Executive Assistant/HR Administrator Shannon Owsley.

Member Comment Period

Owner Mr. La Porte commented on community standards and shared his perspective on selective enforcement.

Approval of Prior Meeting Minutes

Mr. Wilner motioned to approve the executive session meeting minutes from the November 2, 2020 and December 4, 2020 sessions, as well as the regular board meeting minutes from November 2, 2020. Mr. Koven seconded the motion. With no further discussion the motion passed unanimously.

President's Comments

Ms. Kepuraitis thanked all residents in attendance and extended a special thank you to the NVMs in attendance and recognized them for their service to the Association. Ms. Kepuraitis also mentioned particulars regarding the December 2 Governance Meeting (with Council and Covenant), highlighting the City's Bell Road sports complex project, and the lake project off 91 Street. Finally, she commented on the November 2 and December 4, 2020 board executive sessions.

Executive Director's Report

- Covid-19 / operations update
- Annual performance reviews complete
- Open position on Budget and Finance Committee (two members interested)
- 2021 approved budget mailed to owners
 - Meeting in park at Market Street Villas on 11-28
- Park and Manor – Section of road being replaced \$8,000 (E. Desert View/N 92nd)
- ICON status
 - Sterling Collections, LLC foreclosed on 36 units
 - DMB Development, LLC (\$23,000 in assessments owed)
- Thanksgiving Day meals for service workers
- Arcadia road area destructive testing (sissoo tree root removal modeling)
- Arcadia sissoo tree project update (survey underway)
- Gate crashing at Arcadia on 11-23-2023 (insurance claim)
- Sub-Association management update
- 2020 audit services are being bid and firms are being interviewed for a three-year agreement
- Painting bridge behind Horseshoe gate scheduled in December
- 14 speeding infractions in November
- 20 modification requests were submitted in November
 - 8 paint modifications were approved

Unfinished Business

Arcadia Sissoo Tree Removal/Replacement Project – Professional Fees Allocation – There was discussion regarding the allocation of legal fees and landscape design/project fees for Arcadia associated with the sissoo tree removal/replacement program. President Kepuraitis clarified that in December 2019, the Board approved splitting landscape consulting costs between Arcadia and the Ranch Master up to an amount not exceeding \$20,000 in aggregate; this was because the work at that time was exploratory in nature. Also discussed was a resolution the Board adopted in February 2019, wherein it called out Section 2.18 of the CC&R's that requires all neighborhood expenses be borne by the owners of the neighborhood in which they were incurred. Mr. Geiger motioned that all legal expenses related to the sissoo tree removal/replacement project be assessed to the Arcadia neighborhood, as well as all landscape design/project fees not to exceed \$30,000. Mr. Wilner seconded the motion. With no further discussion the motion passed unanimously.

New Business

Revisions to Policy 302/Rule, Restriction and Community Standard Violations – On March 4, 2019, the Board voted in favor of revising Community Standard DCR-24 (Speeding) to reflect the following: *The proposed Standards for Conduct revision defines excessive speeding on streets adjacent to park areas as driving 11 mph or more over the posted speed limit. An infraction will be subject to a minimum fine of \$300 upon the first offense. Each subsequent offense will result in a fine of minimum of \$300 and will escalate as determined by the Board of Directors.*

The Community Standards for Conduct were then amended and later recorded.

While the Community Standards were updated reflecting the foregoing, and were later recorded, reference to the change was not reflected in Association Policy 302. Mr. Wilner motioned to approve the proposed revisions to Policy 302 as presented. Mr. Koven seconded the motion. With no further discussion the motion passed unanimously.

Annual Board Calendar – Each year, the Board adopts a calendar of events and meetings applicable to the Association. A draft calendar was presented. Mr. Hawkins motioned to approve the calendar, which is subject to change. Mr. Wilner seconded the motion. With no further discussion the motion passed unanimously.

Special Presentation

Stormwater Management System - Dave Deatherage PE, Copper State Engineering – Mr. Deatherage provided an in-depth overview of the community's stormwater system, focusing primarily on the Country Club area of the community. He stressed the importance of much needed Reatta Wash improvements to augment the existing alluvial fan that provides for storm water dispersion through the community.

Adjournment: There being no further business to conduct, Ms. Kepuraitis adjourned the meeting at 7:55 p.m.