



DC Ranch
Community Council

Board of Directors Meeting Minutes
REGULAR MEETING
Virtual Meeting via Zoom
January 28, 2021

Attending:

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

Staff Attending:

Jenna Kohl, Executive Director
Dee Nortman, Financial Operations Director
Beth Overton, Facilities and Recreation Director
Jona Davis, Community Engagement Director
Mike Gertzman, Communications Senior Manager
Erin Valdez, Exec. Assistant/HR Administrator

I. Call to order

President Kern called the meeting to order at 5:35 p.m. and a quorum was established via Roll Call. All board members were virtually present.

II. Approval of Minutes

Motion: To approve the minutes from the November 5, 2020 board meeting

Motioned by Jill Hegardt; Seconded by Alex Townsend; motion passed unanimously

III. President's Report

President Kern gave an update on the Governance Committee, which met on January 6. The committee discussed the Arcadia neighborhood's Sissoo tree issue, which will take a phased approach of removal over the next few years. The committee also discussed the athletic fields/lake/park plans related to the Scottsdale Bond funds, which Public Relations Director Chris Irish will discuss.

IV. Staff Report

Executive Director Kohl reviewed the latest Staff Report. Highlights include: The Master Plan Selection Committee received five RFP responses from firms and are in the interview and selection stage. The Selection Committee will bring their recommendation to the board in February. Treasurer/Secretary Townsend, along with Financial Operations Director Dee Nortman and the Community Council Finance Committee interviewed and selected a new audit firm. Applications are open for the open Council Board positions, the Resident Group, and the Finance Committee. DC Ranch Gives collected over 1,500 lbs of food during their latest drive. Finally, ED Kohl announced Facility & Recreation Director Beth Overton's retirement at the end of February, and thanked her for her impact and many contributions to the DC Ranch community.

V. Monthly Financials and Benefit Fee Report

Financial Operations Director Nortman reviewed the preliminary year-end financial information. Council was able to move \$1.8 million to reserve and capital funds in 2020. Council ended the year with approximately \$1M in excess revenue and expense savings of \$400,000, mostly due to excess benefit fees and costs savings due to cancelled events and programming, respectively. 341 homes/lots were sold in 2020. Cash balance sits at 4.59 months.

VI. Public Affairs Report-Out

Public Affairs Director Irish presented on the following issues and reminded the board and residents that all the Public Affairs information is posted on the "News & Events" section of the website.

- 1) Reata Wash Flood Control Project: City received FEMA's approval on study that shows water flow during floods will be lower than previously thought, meaning the City can build a less expensive project.
- 2) FAA/Flight Paths: The City filed legal action against the FAA last year; legal briefs have been delayed until April to allow time for mediation.

- 3) State Land: In December, the City was able to purchase state land to be used to build other 7 soccer fields that were part of the bond project; now the City has to purchase private land for enough room for all fields. City has stated that if they cannot purchase private land, they may put fields at east corner of 94th Street and Bell, which the Community Council opposes. Irish is scheduling meetings with new mayor and council members and will discuss this.
- 4) Traffic Study: City is completing traffic study at intersection of Trailside View and Pima. Next steps include City meeting with State Land Department and ADOT; Irish has shared that DC Ranch's main concern is safety.
- 5) Working with the City: Irish reviewed the "Working with Staff and Scottsdale Officials;" this document was requested from the board on their latest survey.
- 6) Bell Road Spots Complex and Lake: Construction on the project has begun at northwest corner of Bell Road & 94th Street. The City wants the fields ready to play in January 2022. Grass seed will need to be in and watered by July to make that timeline. City approvals for the lake are complete and Covenant Commission will review soon; construction will begin shortly after. Several residents commented on preserving views to the east. Paths to the lake were rerouted to lead diagonally to the lake. Funding for this project is a correct use of bond funds; the lake is paid for with bond funds; funds are NOT being used for amenities (ramada, grass, landscaping). These will be paid out of the City's operating budget. The surface of the lake will be at ground level.
- 7) Engagement Plan for CIP Funding for DC Ranch Park: Residents have voiced support and interest in having the entire park built, to complete the process more quickly and add to home values. The City must include it in their Capital Improvement Budget for this to happen; the board approved Irish to move forward with creating an engagement plan on this project. A final Plan will be brought to the board for approval.

***Motion: To approve creation of an Engagement Plan for CIP Funding for DC Ranch Park
Motion passed with 7 board directors voting for, 0 voting against***

VII. Consider Approval of Community Center Access Policy

Facilities Senior Manager Lynette Whitener reviewed the proposed updates to the Resident Access Policy and Fee Schedule and Procedure. Facility & Recreation Director Beth Overton brought these proposed updates to the board in November 2020 as part of an overall access plan. This policy gives the front desk team the tools to verify residency and manage access. In November, the board requested legal review. Legal counsel advised that the Council has the authority to manage access and require proof of residency. These changes will roll out in December 2021.

***Motion: To approve the updated Access Policy, Fee Schedule, and Procedures
Motioned by Jill Hegardt; Seconded by Alex Townsend; Motion passed unanimously.***

VIII. New Business

Consider Amendment to Reserve Guidelines: Overton reviewed the current Reserve guidelines and the recommended amendment. The reserve is annually updated and budgeted. An on-site review to assess inventory and perform condition assessment happens every three years. The recommended update includes addition of an off-site, independent audit every three years to coincide with on-site review. This will determine if current guidelines are met. This first audit would take place in March. Overton has a third-party RFP process underway. The audit will cost approximately \$3800 - \$4500; this fee will be scheduled in the Reserve on a three-year cycle.

***Motion: To approve the amendment to the Reserve Guidelines to include a third-party audit every three years
Motioned by Ron Belmont; Seconded by Natalie Ingram; Motion passed unanimously.***

Appointment to Master Plan Selection Committee: ED Kohl reviewed the work of the Master Plan Selection Committee; staff members include Overton, Whitener, Community Engagement Director Jona Davis, and resident Jim Sullivan. The board has recommended that President Kern, Director Benham, and Director Lowenhar join the committee and participate in the selection.

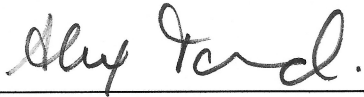
***Motion: To approve the appointment of President Kern, Director Benham, and Director Lowenhar to the Master Plan Selection Committee
Motioned by Alex Townsend; Seconded by Ron Belmont; Motion passed unanimously.***

X. Adjourn Meeting

***Motion: To adjourn the meeting at 6:27 p.m.
Motioned by Bud Kern; Seconded by Bruce Benham; Motion passed unanimously.***

Minutes submitted by Erin Valdez

These minutes attested by:

A handwritten signature in cursive script, appearing to read "Alex Townsend", written in black ink. The signature is positioned above a horizontal line.

Alex Townsend

Community Council Board Secretary/Treasurer

March 25, 2021