

DC Ranch Association – Board of Directors

Meeting Minutes: June 7, 2021



Date/Time: Monday, June 7, 2021 Started: 6:00 p.m. / Ended: 8:33 p.m.

Location: Via Zoom

Purpose: Regular Open Meeting

Chaired By: Geoff Wilner

Recording Shannon Owsley

Secretary: N/A

Status: Draft

Attendance:

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

Absent: Elaine Cottey, Secretary

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

Special Dee Nortman, Financial Operations Director

Guests: Brad Enos, Auditor
Mike Wells, Security Liaison

Call to Order / Establishment of Quorum / Roll Call

Mr. Wilner called the meeting to order at 6:00 p.m. A quorum was established with five board members present (Mr. Koven was not yet present for roll call).

Member Comment – N/A

Approval of Prior Meeting Minutes

Mr. Hawkins motioned to approve the minutes from the May 3, 12, and 25 Board Meetings, and the May 3, 12, 25, and June 1 Executive Sessions. Mr. Kiraly seconded the motion. With no further discussion the motion passed unanimously.

President's Comments

Mr. Wilner thanked the Board for participating in all of the May meetings. He also thanked all the residents in attendance and extended a special thank-you to the NVMs, recognizing them for their service to the Association.

Mr. Wilner reported on the Governance Committee Meetings from May 5, 2021, and June 2, 2021. Updates were provided on community paint palette colors, proper identification of staff, transfer and disclosure inspections, Arcadia Neighborhood Board Meeting, park furniture, artificial turf, opening of Ranch offices, possible relocation of maintenance facility, and moving forward the Community Council meetings will be held in person. Mr. Wilner also reported briefly on the May board meetings.

Conversation ensued regarding the cell towers located within DC Ranch.

Executive Director's Report

- Ranch Offices on Market Street opened June 1.
- All playground equipment inspected prior to summer season and new parts ordered.
- Wash repair project in Windgate upper canyon scheduled to start August 9.
- Bidding park area furniture replacement (\$180,000 – reserves).
- ICON status 72 condos (24 occupied, 36 sold, and final 12 in negotiations).
- Revisions to DCR-24 (Speeding) and DCRL-17 (Streetscape Trees) approved by the Board May 3, was approved by Community Council May 27 – the standards documents will be updated. Discussion ensued about speeding concerns.
- PPP Funds returned (\$492k and \$5,200 in interest).
- Summer flowers were installed at all parks.
- Sidewalk replacements in G.3, 4.6, and 2.9.
- Council rolled out new renovated DCRanch.com website.
- Entry/exit cobble repairs at Market Street Villas scheduled to start mid-June (\$5,500 – reserves).
- Replacement of Market Street Villas flat roofs (23) scheduled to start June 14 (\$65,000 – reserves).
- Beginning digital storing process for parcel/lot files (\$14,000 – operating).
- Root barrier project to start in mid-June at Arcadia – all park area street-lined trees (\$28,000 – reserves partially funded).
- Security services bidding process underway.
- Tunnel camera project nearing completion for a total of five of 16.
- Westgate gatehouse renovation project to start July (\$15,000 – reserves).
- Waiting for one more expert opinion on Sissoo Trees at Arcadia.
- Front and rear gate replacement complete at Arcadia due to vehicle damage (insurance).
- All water features at Ethel's Garden were renovated.
- Preparing for sod replacement at three park locations (Park B Arcadia, The Estates, and Happy Hollow).
- Hired new Exterior Modifications Specialist (Spencer Koeppe).

Security Services Presentation

Mr. Wells shared updates on security services provided by Anderson Security. This is a robust operation that represents about 25% of the overall annual budget.

The Year in Review: New Security Account Manager, new Training Account Manager, COVID-19, 2021 Security Series, new security golf cart, interior gatehouse cameras, radio equipment added, AEDs added to gatehouses/vehicles, and security survey conducted.

Notables: In 2020 there were 446,151 gatehouse logged entries (not including transponders). The patrol responded to 12 isolated incidents which utilized EMR service and responded to 278 snake calls.

Upcoming Year: Transitioning from COVID, 4th Annual Community Safety Forum, 2022 Security Series, Westgate renovation project, Arcadia command center, addition of more tunnel cameras, and conducting security services bid process.

Unfinished Business

Community Firewise Program:

Mr. Shaw provided updates on the Firewise Program, the areas of concern, and the related funding schedule. Additional detail on the Firewise Program is located in board report 6-6-2021 #1 that is available on the website.

The Board ensued in an engaging discussion and responded to member comments. Mr. Wilner voiced concerns about the Firewise Program, saying that because it's a National Program, all of its procedures and practices must be strictly adhered to. Mr. Wilner suggested that this program could be too aggressive for some of the DC Ranch neighborhoods. He further commented on sound/privacy, erosion issues, removal of native plants, impact on wildlife, etc. Mr. Shaw stated that the Firewise Program has been implemented across the country, and that there are currently 15 communities on Scottsdale's Fire Department's waiting list for certification. He also commented that Arizona is providing grant funding for Firewise, and that DC Ranch applied for consideration.

A possible solution would be to have an alternative version of a fire mitigation program. The program would support the vision of DC Ranch and meet as many safety criterions as possible while considering each individual neighborhood's unique structure and design. To identify these potential neighborhood issues, it would be helpful to engage the NVMs for their input. Several NVMs offered additional assistance to obtain resident opinions (Ms. Cummings, Ms. Church, Ms. Thatcher, Mr. Spargo, and Mr. Stacy).

Dr. Geiger motioned to table this discussion/vote until the next Board Meeting to allow additional time to meet with NVMs and get their recommendations. Mr. Matheson seconded the motion. Mr. Hawkins modified the motion to include fire departments and other experts (wildlife protection) to help education the NVMs. Dr. Geiger and Mr. Matheson agreed with the modification. With no further discussion, the motion passed unanimously.

New Business

2020 Annual Audit Report and Presentation: Mr. Enos of Mansperger Patterson & McMullin, PLC, presented the 2020 annual audit as required by Civil Code 33-1810.

Mr. Kiraly motioned to approve the 2020 Audit Report. Mr. Wilner seconded the motion. With no further discussion, the motion passed unanimously.

2021/2022 Committee Appointments

Currently there are no changes to the committee line-ups or charters for the Budget and Finance, Modifications, and Policy Committees.

Mr. Hawkins motioned to approve the committee charters and appointments. Mr. Koven seconded the motion. With no further discussion, the motion passed unanimously.

Committee Reports – N/A

Announcements

- August 2 – Board Meeting at 6 p.m. at Homestead
- August 4 – Community Safety Series on Teen Driving at 5 p.m. via Zoom
- August 20 – Board Workshop at 9 a.m. at Country Club at DC Ranch

Adjournment: There being no further business to conduct, Mr. Wilner adjourned the meeting at 8:33 p.m.