

DC Ranch Association – Board of Directors

Meeting Minutes: August 2, 2021



Date/Time: Monday, August 2, 2021 Started: 6:04 p.m. / Ended: 7:22 p.m.

Location: Via Zoom

Purpose: Regular Open Meeting

Chaired By: Geoff Wilner

Recording Shannon Owsley

Secretary: Elaine Cottey

Status: Draft

Attendance:

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

Absent: N/A

Management: Darren Shaw, Executive Director
Shannon Owsley, Executive Assistant
Dee Nortman, Financial Operations Director

Call to Order / Establishment of Quorum / Roll Call

Mr. Wilner called the meeting to order at 6:04 p.m. A quorum was established with seven board members present.

Member Comment

Regarding the Sissoo Tree project, Tom La Porte asked about updates on the root barrier project in Arcadia's park areas. He also requested that the Board consider delaying the hearing with the Design Review Board 30 days. It is scheduled August 19, 2021.

Approval of Prior Meeting Minutes

Mr. Koven motioned to approve the minutes from the June 7 and 23, 2021, board meetings; and the June 29 and July 15, 2021, executive sessions. Mr. Hawkins seconded the motion. With no further discussion, the motion passed unanimously.

President's Comments

Mr. Wilner thanked all residents in attendance, with a special thanks to the NVMs recognizing them for their service to the Association.

Mr. Wilner reported on the Governance Committee Meeting from July 7, 2021. Updates were provided on Firewise, Sissoo Trees, Mr. Shaw's departure, future maintenance facility, DC Ranch Master Plan, Resident Leadership Academy, text messaging platform, and the ICON

project. Mr. Wilner also reported briefly on the June/July board meetings, where two personnel issues and three speeding appeals were discussed in Executive Session.

Executive Director's Report

- ICON status 72 condos (24 occupied, 36 sold, and final 12 in negotiations)
- Completed replacement of 23 flat roofs at Market Street Villas (\$65,000 – reserves)
- Beginning (first two file drawers scanned) digital storing process for parcel/lot files (\$14,000 – operating)
- Security services bidding process underway – special board meeting August 24
- Westgate gatehouse renovation project to start July (\$15,000 – reserves)
- August 19 DRB date scheduled with Scottsdale for the Sissoo tree removal/replacement project
- Employee survey underway
- Interview process for new ED underway
- Community Standards Administrator Vince Muldrow promoted to Exterior Modifications
- One Community Standards Administrator down
- All-Team meeting on August 12 (Council and Association)
- Leadership Academy starts August 17 (eight sessions) – graduation is December 7
- Implemented two-factor authentication for all remote IT systems users
- New texting program for community notices is in roll out phase
- Hydro-seeding Bermuda at park areas in Parcels 2.3, 4.1, 4.6, T.7 (\$10,000 – operating)
- Implementing new intermediary service provider for phone and Internet (Cloverleaf) – saving roughly \$100,000 in fees and cost over three years – better service and upgraded speed
- All gatehouse iPads replaced (11@ \$600 – reserves)
- Negotiating land opportunity for consolidated maintenance facility
- Wash repair project in Windgate upper canyon scheduled to start August 9
- Bids received for park area furniture replacement (\$180,000 – reserves) waiting on samples
- Road repair project nearing completion (\$120,000 – reserves)
- Road sealing work to be scheduled in September
- Review project underway for Community Standards for Landscape
- Master Plan meeting on August 10, 2021

2nd Quarter Financial Report

Director of Financial Operations Ms. Nortman shared updates on the 2nd quarter financial report.

Unfinished Business

Community Firewise Program:

Mr. Shaw presented information regarding the Firewise Program, which included NVM survey results. The Board ensued in an engaging discussion. Ms. Cottey motioned to move forward with the Firewise Program to best protect the DC Ranch Community. Dr. Geiger seconded the motion. By a 6-1 vote, the Board approved the Firewise Program. Mr. Wilner voted against the

Firewise Program and is in favor of an alternative model that would set out to protect DC Ranch's most vulnerable neighborhoods.

New Business

Proposed Policy 108 (Suspension of Owner Voting Rights and Good Standing):

The purpose of Policy 108 is to define the suspension of Owner voting rights on all Association matters and Good Standing status.

Mr. Hawkins motioned to conditionally approve the proposed Policy 108 pending the 30-day member comment period. Mr. Kiraly seconded the motion. With no further discussion, the motion passed unanimously. The matter will be brought back to the September 20 board meeting for formal consideration.

Recognizing Juneteenth as a Workplace Holiday:

Dr. Geiger suggested a review of the current holiday observations. Mr. Shaw will review and share outcomes at the September 20, 2021, board meeting.

Committee Reports – N/A

Announcements

- August 4 – Community Safety Series on Teen Driving at 5 p.m. via Zoom
- August 24 – Special Board Meeting (Security Services Presentations) at 5 p.m. via Zoom
- August 27 – Board Workshop at 9 a.m. at Silverleaf Club
- September 20 – Board Meeting at 6 p.m. (format undecided)

Adjournment: There being no further business to conduct, Mr. Wilner adjourned the meeting at 7:22 p.m.