

DC Ranch Association – Board of Directors
Meeting Minutes: March 2, 2020



Date/Time: Monday, March 2, 2020 Started: 6:08 P.M. / Ended: 8:15 P.M.
Location: The Homestead Community Center
Purpose: Regularly Scheduled Meeting

Chaired By: Elizabeth Kepuraitis
Recording: Gen Beulac
Secretary:
Status: Draft

Attendance:

Directors: Elizabeth Kepuraitis, President; Stephen Koven, Vice President (telephonically);
Mike Esparza, Treasurer; Dr. Philip Geiger, Secretary; Geoff Wilner, Director;
Susan Grace, Director; Vince Durocher, Director

Management: Darren Shaw, Executive Director
Gen Beulac, Executive Assistant

Guests: Bud Kern - SCANA

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

Ms. Kepuraitis called the meeting to order at 6:08 P.M. A quorum was established with all seven board members present.

1.1 Member Comment Period/Open Forum

There were comments.

1.2 Approval of Meeting Minutes

Motion: Mr. Durocher motioned to approve the February 3, 2020 executive session and regular meeting minutes with the spelling correction of "states" in section 3.2 of the regular session minutes, Mr. Esparza seconded. With no further discussion the motion passed unanimously.

2. Reports

2.1 President's Comments:

Ms. Kepuraitis welcomed all NVMs, members from Community Council and all others present. Ms. Kepuraitis provided a recap from the executive session that preceded the regularly scheduled meeting. The Board discussed matters pertaining to the Pioneer neighborhood paying a specific neighborhood assessment and the Arcadia neighborhood sissou trees.

2.3 Executive Director's Report:

Mr. Shaw provided the following report:

- Arcadia sissoo tree survey concludes today
- Market Street Villas roof replacement (units 46, 47 and 48) completed
- 8-week Resident Leadership Development Program underway – 27 participants
- Community Standards New Hire (Vince Muldrow) – starts 3-16
- Company-wide employee team value awards for 2019 (Fun – Devin Haggerty, Innovation – Ken Krause, Professionalism – Elizabeth Dankert, Teamwork – Brad Bishop and Passion – Jona Davis)
- New security radio system going live March 2 (\$12,000 reserves)
- Market Street Villas park area improvements
- Terrace Homes East wall project complete
- Park and Manor irrigation system renovation in big park complete (\$10,240 – reserves)
 - Turf reduction project scheduled this spring
- Maintenance and Landscape Employees of the Year to be awarded at 3-6 Carne Asada lunch event
- Eight culverts were cleaned this month: five in-house
- Emergency notification test exercise conducted – another one is planned in near future
- Home and Landscape Expo scheduled 3-25
- Gate house camera computers being replaced by end of March (\$18,000 – reserves)
- Parcel 1.15-1.16 sub-association to contract with Ranch Association for mgt services (May/June)
- January financials show operations at \$28,000 unfavorable to budget for January - \$25,000 was booked for the Capital Improvement Fund which comes out of the 2019 operating budget surplus
- \$450,000 reserve funds allocated to road maintenance program in 2020 – work to begin in May
- Election update – Call for candidates concludes 3-2, Candidates' Night scheduled 3-23, ballots mailed 3-24, election results announced 4-6
 - Four director seats are up for election – there are two newcomers to date

2.5 Bud Kern - SCANA

Mr. Kern provided an update regarding SCANA (Scottsdale Coalition for Airplane Noise Abatement).

3. Unfinished Business

3.1 Bylaw Amendment Project

Motion: Mr. Durocher motioned to conditionally approve the proposed Bylaw Amendments, pending a membership vote, Mr. Wilner seconded the motion. With no further discussion the motion passed unanimously.

4. New Business

4.1 Proposed Policy 209 (Capital Improvement Fund)

Motion: Dr. Geiger motioned to conditionally approve proposed Policy 209 (Capital Improvement Fund) and post for 30-day member comment period, Mr. Durocher seconded. With no further discussion the motion passed unanimously.

4.2 Pioneer Neighborhood Assessment

Motion: Mr. Koven motioned that the board will move to determine an annual budget for Pioneer 2.9 effective January 1, 2021 calculated consistent with how other DC Ranch neighborhood budgets are calculated, to be prepared no later than June 1, 2020, which shall include a recommendation on reserve funds transferred from the Master to Pioneer. Mr. Wilner seconded the motion. The Board took comments from the floor. With no further discussion the motion passed unanimously.

5. Announcements

- Meet the Candidates Night: March 23 at 6:00 PM at The Homestead Community Center
- Regular board meeting: May 4, 2020 at 6 PM at The Desert Camp Community Center

6. Adjournment: There being no further business to conduct Ms. Kepuraitis adjourned the meeting at 8:15 PM.