

## DC Ranch Association – Board of Directors

Meeting Minutes: October 5, 2020



Date/Time: Monday, October 5, 2020 Started: 6:03 PM / Ended: 8:13 PM

Location: Via Zoom due to COVID-19

Purpose: Regular Open Meeting

Chaired By: Elizabeth Kepuraitis

Recording Gen Beulac

Secretary:

Status: Draft

### Attendance:

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

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

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

Ms. Kepuraitis called the meeting to order at 6:03 p.m. A quorum was established with all seven board members present.

### 3. Member Comment Period

- Concerns about pack rats within the community voiced.
- A concern about the appearance of a property near Ethel's Garden was reported.
- A question concerning the ownership/foreclosure of ICON. Mr. Shaw provided an update on the foreclosure.
- Concerns voiced about invasive plants in Country Club.
- Question about how additional sub-associations are selected to be managed by DC Ranch Association.

### 4. Approval of Prior Meeting Minutes

**Motion:** Mr. Wilner motioned to approve the August 3, 2020 Regular Minutes and the August 3, 2020 Executive Minutes as written. Ms. Cottey seconded the motion, with no further discussion the motion passed unanimously.

### 5. President's Comments

Ms. Kepuraitis announced a change to the posted agenda, Arcadia Sissoo Trees will be placed first under New Business preceding the Firewise Program.

Ms. Kepuraitis provided a recap of the most recent Governance Committee meeting, which included the Arcadia Sissoo Tree matter, ICON, the DC 2020 update, Community Council operations and services, both Council and Ranch budgets, the City of Scottsdale ball parks and COVID operations. The board also met August 12 in a Board Planning Session to review the governance structure, community management items, such as sub-association management, the Kitchell Yard, and security services. She reported that the board also discussed the 2021 budget, the Scottsdale Bond project, ICON, Arcadia Sissoos, employee handbook, the PPP funds and the firewise program.

## **6. Executive Director's Report**

- Covid-19 / operations update
- Management of Villas at Desert Park Village (since July 1)
- New Community Standards vehicle purchased (reserves - \$16,700) – there are three
- Painting mailbox units in Planning Units 2 and 4 (22), extending useful life by five years (\$13,000 – reserves)
- DC Ranch featured in Landscape Management Magazine August edition for irrigation system improvements
- Year-to-date irrigation water usage 10% favorable to budget (7 million gallons)
- Increase in Patrol 3 (golf cart) – Saturdays (organizational shift)
- New employee handbook completed
- NVM election process kicked off October 1 – candidate statements due November 2 – ballots due back December 14 – terms begin January 1
- Planning Unit 2 and 4 sign replacement project (\$43,000 reserves) – to be completed in October
- Landscape Manager resigns
- Vandalism on trail system (26 lights)
- Sidewalk repairs at Arcadia, Rosewood and Camelot
- Repaving of 101 Street completed
- Roof repair at lot 51 Market Street Villas
- Overseeding underway
- Settled the only two claims from October 2020 wash breach due to micro-burst event
- Painting five bridges in Windgate upper canyon (reserves - \$19,000)
- Budget development

## **7. Arcadia Sissoo Trees**

Mr. Shaw commented as follows:

- Sissoo trees are fast growing trees with an invasive root system
- Planting them in tight areas, or next to roads, walls and sidewalks will result in root damage to the adjacencies over time
- The discussion with the neighborhood, relating to the concern about the trees, started in 2015
- The conversation became active again in 2017 and continued to be active through the current date

- Certified arborists weighed in (best course to remove)
- A neighborhood committee was elected by the Arcadia owners in April 2019
- Landscape architect hired to work with neighborhood committee
- Three surveys were conducted
- In June 2020, the Board sets an October 5, 2020 date to make its decision
- A two-question survey is conducted in Aug/Sept. 75 percent of the neighborhood respond – 53 in favor of removing/replacing the trees and 39 in favor of amending the CC&Rs to remove Association’s responsibility

Mr. Shaw read aloud a resolution that was prepared for the Board’s consideration by legal counsel to remove and replace the street-lined trees on owners’ lots within the Arcadia neighborhood. He also outlined the tentative next steps should the board approve the proposed resolution.

**Motion:** Mr. Hawkins motioned to approve the resolution as presented, Mr. Wilner seconded the motion.

Many comments from Arcadia owners were heard, most of which were in objection to the removal/replacement plan.

With no further discussion the motion passed 4-1 with Dr. Geiger voting against and Mr. Koven and Mr. Matheson abstaining.

#### **8. Firewise Program**

The board tabled this matter to the October 12, 2020 budget workshop meeting.

#### **9. Announcements**

- Community Safety Forum: 5 p.m. on Wednesday, October 7, 2020 (ZOOM)
- 2021 Budget Workshop: 6 p.m. on Monday, October 12, 2020 (ZOOM)
- Conversations in the Park at Desert Haciendas: 4:30 p.m. on Wednesday, October 14, 2020 (ZOOM)
- Next Regularly Scheduled Board Meeting: 6 p.m. on Monday, November 2, 2020 (ZOOM)

**6. Adjournment:** There being no further business to conduct, Ms. Kepuraitis adjourned the meeting at 8:13 PM.