



**DC Ranch Association
Board Report 1-4-2021 #4**

Subject Matter: Budget and Finance Committee Appointments

Background: There are two vacant positions on the committee. One vacancy was created when long time committee member Tom Grace resigned in October 2020; the other vacancy was created when committee member Ed Swanson resigned in January 2021. Grace has since moved from DC Ranch and Swanson cited health reasons for his resignation.

The Committee Charter provides the following language regarding the committee's composition: *The committee will consist of the Board Treasurer (the Chair of the committee) and may also include one additional Board member (Vice Chair), and up to five resident members. Having representatives from each of the four Ranch Villages is highly desirable. The Board will review and approve the committee charter and membership annually (typically during the first or second Board meeting after an election of new Board members).*

At its June 1, 2020 board meeting, the Board approved the following slate for one-year terms.

Sam Hawkins - Chair - Board Treasurer (Desert Parks)

Elaine Cottey – Board Secretary (Windgate)

David Peterson (Desert Parks)

Tom Grace (Desert Camp) – Resigned

Dave Underwood (Desert Camp)

Scott Horsley (Country Club)

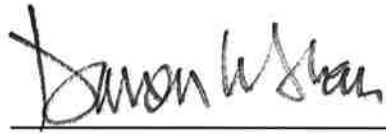
Ed Swanson (Desert Camp) – Resigned

During November and December, the position vacated by Tom Grace, was advertised via various DC Ranch media and as a result three members indicated interest in serving on the committee. They were three Greg Kiraly (Windgate), Glenn Bier (Windgate) and Jon Dubauskas (Desert Camp).

The Budget and Finance Committee met on January 25 at its regularly scheduled quarterly meeting, at which time the three candidates were considered.

The committee recommends that Glenn Bier and Jon Dubauskas be appointed to the committee to serve out the remaining months on the two vacant positions, through June 7, 2021, which is when the Board appoints/ratifies all committee slates for the ensuing year.

Recommendation: Appoint Glenn Bier and Jon Dubauskas to the Budget and Finance Committee through June 7, 2021.

A handwritten signature in black ink, appearing to read "Darren W. Shaw". The signature is written in a cursive, somewhat stylized font.

Darren Shaw, Executive Director



Budget and Finance Committee
Candidate Questionnaire

Thank you for your interest in serving on the DC Ranch Association Budget and Finance Committee. We are pleased that you have chosen to explore a leadership role within our community. Please complete the below application.

PLEASE SUBMIT YOUR APPLICATION BY JANUARY 20, 2021.

NAME: <u>Jon Dubavskas</u>		
DC RANCH PROPERTY ADDRESS: <u>9228 East Mohawk Lane</u>	LOT:	
NEIGHBORHOOD OR VILLAGE: <u>Pioneer</u>		
MAILING ADDRESS: <u>9228 East Mohawk Lane</u>		
CITY: <u>Scottsdale</u>	STATE: <u>AZ</u>	ZIP: <u>85255</u>
PHONE: <u>602-309-2689</u>	EMAIL: <u>jdubavskas@yahoo.com</u>	
YEARS AS AN OWNER IN DC RANCH: <u>8 years</u>		
PRIOR INVOLVEMENT IN DC RANCH: <u>Pioneer NVM since 1/1/2020</u>		

Biography

Please provide a brief biographical overview – not to exceed one (1) typewritten page – outlining your employment history and community involvement, as it pertains to serving on the Finance Committee. Keep in mind, the bio provided may be used in Committee materials.

Statement of Purpose

Please share insight regarding your desire to serve on the Association’s Finance Committee – not to exceed one (1) typewritten page. Feel free to share any information you feel is pertinent including your experience working on boards, groups or teams. The Finance Committee is authorized to review and obtain information relevant to certain fiscal matters of Ranch Association, including copies of all current contracts, annual budgets, investment results, monthly and quarterly financial statements, reserve spending and cash flows.

Composition of the Committee: The committee consists of the Board Treasurer (the Chair of the committee) and may also include one additional Board member (Vice Chair), and up to five resident members. Having representatives from each of the four Ranch Villages is highly desirable. The Association’s Board reviews and approves the committee charter and membership annually. The committee meets quarterly, or as specifically directed.

To the best of my knowledge and ability, I attest that the statements contained within this submission are true and accurate.

Jon Dubavskas
Applicant's Signature

1/28/2021
Date

Upon completion please email documents to Terri.Raimondi@dcranchinc.com
QUESTIONS: 480.513.1500

Please note: all information collected during the nomination and election process will remain confidential to respect the privacy of every candidate.

Jon Dubauskas
9228 East Mohawk Lane
Scottsdale, AZ 85255
602-309-2689

Employment History:

The IHC Group (10/2007-Present):

- Chief Actuary and Underwriter for the Specialty Benefits Division
- Chief Financial Officer of the IHC Specialty Benefits Distribution Company
- Manage staff of 25

I have held other positions in other Insurance companies and several consulting firms in a Health Actuarial capacity since 8/1989. Responsibilities generally center around pricing of products, input on product design, reserve setting, and various financial reporting tasks.

Fellow of the Society of Actuaries 1999

Bucknell University BS in Mathematics 1989

Prior Association Work:

- Presently the NVM for Pioneer since 1/1/2020 in DCRanch
- Served as the Association Treasurer for a 50 house community for 2 years from 2005-2007 in the state of Pennsylvania.

Desire to serve on the DCRanch Association's Finance Committee:

- I have always been involved in financial related tasks for my employment and enjoy it.
- In 2020, I had the pleasure to work with the Pioneer community as well as several DCRanch Association personnel to discuss the matter of the establishment of a neighborhood assessment for Pioneer and I found work with both the neighborhood and Association members rewarding. Through this process I was able to work closely with Brad Bishop and gain some insights into the reserve setting process of the community and felt that other financial matters of the community would be of interest for me to serve in the future. When a position opened up recently, I decided to get involved to learn more about DCRanch, to meet more people associated with the community, to get involved, and to have fun!



Budget and Finance Committee
Candidate Questionnaire

Thank you for your interest in serving on the DC Ranch Association Budget and Finance Committee. We are pleased that you have chosen to explore a leadership role within our community. Please complete the below application.

PLEASE SUBMIT YOUR APPLICATION BY JANUARY 20, 2021.

NAME: Glenn Bier		
DC RANCH PROPERTY ADDRESS: 10128 E Gilded Perch Dr		LOT: 1335
NEIGHBORHOOD OR VILLAGE: Parks at Silverleaf		
MAILING ADDRESS: 10128 E Gilded Perch Dr		
CITY: Scottsdale	STATE: AZ	ZIP: 85255
PHONE: 949-291-5125	EMAIL: gbier2003@yahoo.com	
YEARS AS AN OWNER IN DC RANCH: 2 years 8 mos		
PRIOR INVOLVEMENT IN DC RANCH:		

Biography

Please provide a brief biographical overview – not to exceed one (1) typewritten page – outlining your employment history and community involvement, as it pertains to serving on the Finance Committee. Keep in mind, the bio provided may be used in Committee materials.

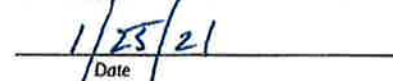
Statement of Purpose

Please share insight regarding your desire to serve on the Association’s Finance Committee – not to exceed one (1) typewritten page. Feel free to share any information you feel is pertinent including your experience working on boards, groups or teams. The Finance Committee is authorized to review and obtain information relevant to certain fiscal matters of Ranch Association, including copies of all current contracts, annual budgets, investment results, monthly and quarterly financial statements, reserve spending and cash flows.

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To the best of my knowledge and ability, I attest that the statements contained within this submission are true and accurate.


Applicant's Signature


Date

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QUESTIONS: 480.513.1500

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Biography

I have been a licensed Certified Public Accountant for over 28 years and am currently licensed in AZ, CA, NY & NJ. As an audit partner with PricewaterhouseCoopers LLP ("PwC"), my primary responsibilities include leading audits of large multi-national corporations and coordinating with cross functional teams from around the globe. In addition to my client service roles, I also currently lead PwC's audit practice in Phoenix and Las Vegas and am also the Office Managing Partner for the Phoenix office.

Prior to moving to Arizona, I previously served on the board of Temple Beth El of South Orange County for 6 years and was also previously active and on the advisory committee of OCTANe (a Southern California organization to aid the tech and medtech ecosystem in Orange County).

I feel that I might be able to add value to the Budget & Finance committee by leveraging the experience I have gained given my background in reviewing financial statements of other organizations as well as my experience in running PwC's Phoenix Office.



Budget and Finance Committee
2020 Candidate Questionnaire

Thank you for your interest in serving on the DC Ranch Association Budget and Finance Committee. We are pleased that you have chosen to explore a leadership role within our community. Please complete the below application.

PLEASE SUBMIT YOUR APPLICATION BY NOVEMBER 30, 2020.

NAME: Gregory K. Kiraly		
DC RANCH PROPERTY ADDRESS: 19950 North 102nd St.		LOT: 1134
NEIGHBORHOOD OR VILLAGE: Silverleaf		
MAILING ADDRESS: 19950 North 102nd St.		
CITY: Scottsdale	STATE: AZ	ZIP: 85255
PHONE: 925-378-1550	EMAIL: gregorykiraly@yahoo.com	
YEARS AS AN OWNER IN DC RANCH: 3 yrs. 4 months		
PRIOR INVOLVEMENT IN DC RANCH: None		

Biography:

Please provide a brief biographical overview – not to exceed one (1) typewritten page – outlining your employment history and community involvement, as it pertains to serving on the Finance Committee. Keep in mind, the bio provided may be used in Committee materials.

Statement of Purpose:

Please share insight regarding your desire to serve on the Association’s Finance Committee – not to exceed one (1) typewritten page. Feel free to share any information you feel is pertinent including your experience working on boards, groups or teams. The Finance Committee is authorized to review and obtain information relevant to certain fiscal matters of Ranch Association, including copies of all current contracts, annual budgets, investment results, monthly and quarterly financial statements, reserve spending and cash flows.

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To the best of my knowledge and ability, I attest that the statements contained within this submission are true and accurate.

Gregory K. Kiraly
Applicant's Signature

11/17/2020
Date

Upon completion please email documents to Terri.Raimondi@dcranchinc.com
QUESTIONS: 480.513.1500

Please note: all information collected during this process will remain confidential to respect the privacy of every candidate.

Greg Kiraly
19950 North 102nd St.
Scottsdale, AZ
(925) 378-1550
gregorykiraly@yahoo.com

November 17, 2020

Terri Raimondi
DC Ranch

Dear Terri:

I respectfully request consideration for membership on the Budget and Finance Committee of DC Ranch. I have attached a one-page bio highlighting my corporate career over almost 35 years, four companies, and two countries, along with the application page per your request.

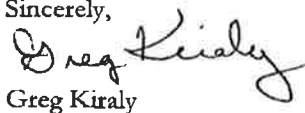
I believe that I would be able to offer significant value and contributions to the Budget and Finance Committee and to DC Ranch. I have a lengthy track record of general management and leadership experience at four of the largest gas and electric utilities across North America. I've led the largest and most complex parts of these organizations, the last several years as a senior executive and chief operating officer, leading thousands of people and responsible for billions of dollars. I've been redefining missions, shaping strategy, and overseeing utility operations for the last couple of decades. I've executed multi-billion-dollar capital, operating, and maintenance budgets and flagship technology projects consistently within 1% of targets. I've led teams that achieved hundreds of millions of dollars of cost savings, eliminated work backlogs, and delivered safe, reliable, affordable, and clean energy to millions of customers.

I am an engineer by discipline with a finance degree, a practitioner of leadership and management excellence, and thrive in collaborative, participative work environments that are all about engaging teams of people working towards a common vision. My leadership mantra is centered on achieving extraordinary results through people, process, and technology. I've created diverse and inclusive teams for decades, all of which performed at the highest levels. Engaging employees, developing talent, and helping to produce successful leaders are what I'm most proud of over my career. In addition to leading in high profile positions internally, I have represented my employers in the media, at townhalls and city council meetings, as a board member of industry associations, and at investor/financial conferences.

If you're looking for an accountant, I'm not the right person. If you're looking for someone with a few decades of experience allocating capital assets and managing costs, contractors, and vendors, and with a solid understanding of finance, then I believe I could be of value.

Thank you for your consideration and I hope to be hearing from you soon.

Sincerely,


Greg Kiraly



Greg Kiraly – Retired Corporate Executive

***COO | EVP | OPERATIONS AND STRATEGY ADVISOR |
GENERAL MANAGEMENT AND LEADERSHIP
CONSULTANT | SPEAKER | LEADERSHIP COACH |
PODCAST HOST | AUTHOR***

(925) 378-1550

Greg is a proven business leader with a multi-decade track record developing strategies, driving exceptional execution, and implementing sustainable culture change. He's delivered consistent growth, competitive position, and shareholder value across four of the largest investor-owned utilities in North America – Public Service Electric & Gas Company in New Jersey, Commonwealth Edison (Exelon) in Illinois, Pacific Gas & Electric in California, and Hydro One in Ontario, Canada.

In his most recent role as Chief Operating Officer of Hydro One, Greg led the turnaround of a 100+ year-old government-run company, leading 8,000 employees, allocating and executing a \$2B+ Capital Expenditure and O&M profile, and working collaboratively with an evolving senior executive team and two completely different Boards of Directors over a two-and-a-half-year span.

Achieving operational excellence and transforming culture in the electric and gas utility industry encapsulates Greg's more than three decades of experience, including fifteen years as an executive and seven years as a senior executive, leading performance improvement and company turnarounds, creating new operating models, and building diverse, inclusive, high-performing teams across vastly different geographies and cultures. Greg is a collaborative, results-driven business leader, savvy at implementing leadership models that instill discipline, structure, and accountability. He has built and developed teams that have achieved top-quartile performance across all key business functions. He has successfully led massive utility infrastructure upgrades, flagship technology projects, and new regulatory constructs and filings.

Greg's leadership journey helped him find his true purpose as an authentic, principled, performance-driven leader. He now serves as an advisor for Bain Consulting and has embarked on new endeavors as a leadership podcast host and blogger. Greg has great passion for his work, an engaging and inspiring leadership style, and he's energized by new challenges and opportunities. Greg is sharing his knowledge and experience by helping companies, managers, and leaders at every level to realize their goals of personal and professional success.

Greg holds a bachelor's degree in industrial engineering from New Jersey Institute of Technology and a master's of business administration in finance from Seton Hall University. He is also a graduate of Harvard University's Advanced Management Program. Greg has been an active member of numerous non-profit boards, advisory boards, and industry association boards throughout the last couple of decades.