

A scenic sunset over a desert landscape. The sky is filled with vibrant orange, red, and purple clouds. In the foreground, there is a dark, silhouetted hillside with sparse vegetation and a paved road curving to the right. In the background, a range of mountains is visible under the colorful sky.

**DC Ranch Association
Board of Directors Meeting
March 1, 2021
6 p.m.
Virtual Meeting - Zoom**



DC Ranch Mission Statements

- **Ranch Association:** Emphasizing customer care and sustained property values. Protects fiscal and environmental assets. Provides professional financial, landscape, and maintenance staff. Manages security services.
- **Community Council:** Visioning and facilitating initiatives that enhance residents' quality of life and serve collective interests. Provides recreational, educational, cultural, and volunteer opportunities. Promotes the DC Ranch brand and manages communication programs.
- **Covenant Commission:** Establishes and maintains standards for architectural and landscape design while working with property owners, builders, and architects to preserve harmony with our desert environment.

Principles of Civil Dialogue

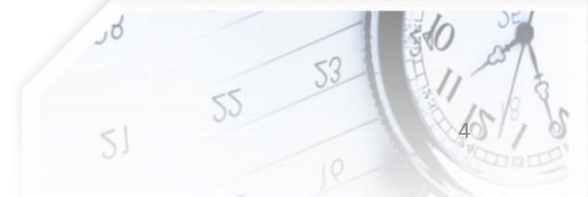
Respect and diversity of thought are valued at DC Ranch. Civil dialogue should be used when addressing the Board, another resident, or a DC Ranch staff member.



Call to Order

Roll Call of Board Members

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



Meeting Agenda

March 1, 2021



- Call to Order
- Roll Call/Establish Quorum
- Member Comment Period
- Approval of Prior Meeting Minutes
- President's Comments
- Introduction of New Security Account Manager – Jason Fredrick
- Executive Director's Report
- **Unfinished Business**
 - Revisions to Policy 104 (Board Governance)
- **New Business**
 - Proposed Revisions to Community Standards for Conduct (DCR-24, Speeding)
 - Proposed Revisions to Community Standards for Landscape (DCRL-17 Streetscape Trees)
 - Resignation from Modifications Committee (Sam Hawkins) and Appointment to Fill Vacancy
- Committee Reports
- Announcements
- Adjournment

Public Comment



We want to hear from our residents. There are at least two opportunities for the Board to hear from residents. There is a public comment period at the start of every meeting.

Also, prior to a board action, residents are provided with an opportunity to comment.

Approval of Minutes

- February 1, 2021 Executive Session
- February 1, 2021 Regular Meeting
- February 10, 2021 Executive Session



President's Comments/Updates

Elizabeth Kepuraitis

- Governance Committee Meeting
- February 10, 2021 Executive Session
- March 1, 2021 Executive Session

Executive Director's Report

Darren Shaw

- Covid-19 / operations update / Office closed through March
- Annual meeting, election schedule, and update (see slide 10)
- Five-part Community Safety Series underway (see slide 11)
- Sub-Association training program conducted February 24
- NVM training conducted January 18
 - Ned Dobak elected as new NVM for Montelena (29 of 44 spots filled)
- Arcadia sissoo tree initiative
 - Street patching project at Arcadia completed (\$83,000 reserves)
 - Sissoo tree roots were removed from under streets at roughly 100 locations
 - The sissoo tree removal/replacement project has been submitted to the city
- Completed Anderson Security Agency's annual review
 - Interviewed new account manager candidates – made selection
- Community Firewise presentation scheduled March 31, 2021
- Updated fire and emergency communication plan
- Preparing RFP for security services (competitive bid process this summer)
- Rebidding gate services (now with AAA)
- Tunnel camera project for tunnels four and five underway (16 in total)
- All turf areas (roughly 20 acres) were fertilized and treated for weeds
- DC Ranch website undergoing redesign (Council and Ranch)
- Street tree audit/replacement initiative underway
- 15 speeding violations in January and 21 in February
- Annual Report draft complete (Council and Ranch)
- DC Ranch employee team (Council and Ranch) value awards awarded for 2020 (fun, professionalism, innovation, passion, and teamwork)
 - Mike Wells (Passion), Jaimie Ortega (Professionalism), Gabby Enrique (Innovation), Desert Camp Team (Teamwork), and Erin Valdez (Fun)

Annual Election Process 2021-2022

Darren Shaw

- Four positions on the Board are up for election
- Director terms expiring in April are:
 - President Elizabeth Kepuraitis
 - Vice President Geoff Wilner
 - Secretary Elaine Cottey (completing term vacated by Vince Durocher)
 - Director Phil Geiger
- Six candidates are vying for election (two two-year and two three-year terms), who are:
 - Elaine Cottey (Silverleaf)
 - Phil Geiger (Desert Camp)
 - Greg Honig (Desert Park)
 - Stephen Snodgrass (Desert Camp)
 - Geoff Wilner (Desert Camp)
 - David Young (Desert Park)
- The election timeline is as follows:
 - February 1 - Candidate Forms posted on DC Ranch.com (complete)
 - March 1 - Deadline for candidate applications | 5 p.m.
 - March 6 - Ballots mailed to Neighborhood Voting Members
 - March 15 - Meet the Candidates Night | 6 p.m.
 - April 5 - Annual Meeting/Election results announced | 5 p.m.

Community Safety Series

Darren Shaw

- This five-part series is hosted by DC Ranch and is presented by Scottsdale Police
- Neighboring communities are encouraged to attend
- The program kicks off via Zoom and begins on each date at 5 p.m.
 - 1-6-2021 Scams and Fraud (about 90 attended)
 - 3-3-2021 Self Awareness and Personal Safety
 - 5-5-2021 Teen Drug Use and Drug Trends
 - 8-8-2021 Teen Drivers
 - 10-13-2021 Surviving Critical Incidents

Unfinished Business

Proposed Revisions to Policy 104

Board Governance



- This matter first came before the Board at its January 4, 2021, regularly scheduled meeting
- The Board conditionally approved proposed revisions at that time in accordance with Policy 102 (member notification)
 - No member comments were received
- In review...
 - In 2020, the Association's Bylaws were amended
 - In the process of coordinating all related governing documents, it was discovered that necessary changes to Policy 104 (Board Governance) went unnoticed
 - = Section 104.5 provided that the Board itself maintained the authority to remove directors entirely from the Board
 - = This is not the case according the ARS 33-1813 and 33-1804
 - = The Board can only remove directors from office that the Board itself elected them to hold
 - = Only Association Voting Members can remove a director from the Board entirely, because it was the Voting Members who elected them
 - Proposed revisions to 104.5 correct this concern
- The Board can formally approve the proposed revisions now, if so inclined

New Business

Proposed Revisions to DCR-24 - Speeding Escalated Sanctions



- Speeding on the community's private streets continues to be a concern
- The fine established by DCR-24 for the first excessive speeding offense is \$300
- Excessive speed is defined as follows:
 - Driving more than 20 MPH over the posted speed limit.
 - Driving more than 11 MPH over the posted speed limit on streets adjacent to park areas
- The intention of the program is to influence safe driving in the community
- Some owners have recorded multiple offenses throughout the year
- Revisions to DCR-24 are being proposed for multiple offenders
- They are:
 - If an owner (including family and friends) incurs more than three \$300 speeding fines in a 12-month period, the owner will be subject to the following for all subsequent offenses within that period:
 1. Starting with the fourth fine within a 12-month period for excessive speeding the fine will increase by \$300 for each subsequent offense
 2. Starting with the fourth fine for excessive speeding all gate transponders will be suspended for a 30-day period for each subsequent offense
- The Board can conditionally approve the proposed revisions to the DCR-24 in accordance with Policy 102 (member comment)
- The Board can then formally consider the proposed revisions at its May 3, 2021, board meeting

Proposed Revisions to DCRL-17

Streetscape Trees



- This standard does not properly represent the ownership of the streetscape trees when referring to the Silverleaf neighborhoods of Arcadia, The Parks, and parts of Horseshoe Canyon
- It states that while Ranch Association maintains the trees, it also owns them
- Legal counsel opined that the wording in the Supplementary CC&Rs provides that the streetscape trees are owned by the owner on whose property they are situated
- Revisions are being proposed to correct the forgoing misstatement
- While reviewing DCLR-17 other edits were prompted for clarity and are also being proposed
- Policy Committee members have had the opportunity to review the proposed revisions
- If so inclined, the Board can conditionally approve the proposed revisions in accordance with Policy 102 (member comment)
- The Board can then formally consider the proposed revisions at its May 3, 2021, board meeting

Modifications Committee Appointment

- Board member and committee member Sam Hawkins has submitted his resignation from the committee effective March 1, 2021
- The Modifications Committee charter provides that the committee shall consist of at least three and not more than five members approved by and serving at the Board's discretion, and one member of the Modification Committee shall be an Association Board director
- The current committee members are:
 1. Don Matheson (Chair)
 2. Sam Hawkins (board member - resigning)
 3. Dina Hudson
 4. Scott Whitmire
 5. Pam Kacir
- The available committee position was communicated to DC Ranch residents during the month of February via DC Ranch media
- Three members expressed interest in serving on the committee
- The committee met on February 23, 2021, to consider the candidates
- The committee recommends appointing member Brian Juedes for the remainder of the term (through June 7, 2021)

Additional Discussion Items

Committee Reports



Community Safety Series

Join us for the 2021 Community Safety Series presented by Scottsdale Police Foothills District and hosted by DC Ranch. This five-part series will continue throughout the year.



Personal Safety: Empowering the Individual

Wednesday, March 3 | 5 to 6:30 p.m.

Zoom | Free

In society today, many people rely on the Police to keep them safe. Learn about personal safety and what your options are to keep yourself and loved ones out of harm's way.

Announcements

- Community Safety Series (Self Awareness and Personal Safety): 5 p.m. on Wednesday, March 3, 2021 (Zoom)
- Community Firewise Program: 5 p.m. on Wednesday, March 31, 2021 (Zoom)
- Meet the Candidates Night: 6 p.m. on Monday, March 15, 2021 (Zoom)
- Annual Meeting and Election: 5 p.m. on Monday, April 5, 2021
- Next Regularly Scheduled Board Meeting: 6 p.m. on Monday, May 3, 2021 (Zoom)

Adjournment