

DC Ranch Association – Board of Directors

Meeting Minutes: March 1, 2021



Date/Time: Monday, March 1, 2021 Started: 6:07 p.m. / Ended: 7:17 p.m.

Location: Via Zoom due to COVID-19

Purpose: Regular Open Meeting

Chaired By: Elizabeth Kepuraitis

Recording Shannon Owsley

Secretary: Elaine Cottey

Status: Draft

Attendance:

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

Management: Darren Shaw, Executive Director
Shannon Owsley, Executive Assistant

Special Guest: Jason Fredricks, Anderson Security Agency Account Manager

Call to Order / Establishment of Quorum / Roll Call

Ms. Kepuraitis called the meeting to order at 6:07 p.m. A quorum was established with seven board members present.

Member Comment – N/A

Approval of Prior Meeting Minutes

Mr. Wilner motioned to approve the minutes from the February 1, 2021, regular Board Meeting; and the February 1, 2021, and February 10, 2021, Executive Sessions. Mr. Hawkins seconded the motion. With no further discussion the motion passed unanimously.

President's Comments

Ms. Kepuraitis thanked all residents in attendance and extended a special thank-you to the NVMs, recognizing them for their service to the Association. Ms. Kepuraitis mentioned the passing of Ed Swanson and the loss felt at DC Ranch.

Ms. Kepuraitis reported on the Governance Committee Meeting from Feb 23, 2021. Updates were provided on personnel changes, the city lake project, ICON, and recent road repairs in Arcadia.

Ms. Kepuraitis addressed what was discussed during the prior executive sessions. On February 10, one speeding appeal was addressed, and on March 1, there were two speeding appeals addressed. The matter of executive session discussion topics criteria was discussed with legal counsel.

Introduction of New Security Account Manager - Jason Fredrick

Executive Director's Report

- Covid-19 / operations update: Office closed through March 2021.
- Annual meeting, election schedule, and update: Currently have four Board positions up for election with 10 candidates vying for the open positions. Meet the Candidates will take place on March 15th, ballots will be mailed to NVMs on March 16th, and Annual Meeting/Election results announced on April 5th.
- Five-part Community Safety Series underway. Presented by Scottsdale Police Department via Zoom at 5 p.m.
 - March 3 – Self Awareness and Personal Safety
 - May 5 – Teen Drug Use and Drug Trends
 - August 8 – Teen Drivers
 - October 13 – Surviving Critical Incidents
- Sub-Association training program was conducted February 24, 2021.
- NVM training conducted January 20, 2021.
 - Ned Dobak elected as new NVM for Montelena (39 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 (Jason).
- Community Firewise presentation scheduled March 31, 2021.
- DC Ranch Association has updated their 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)

Unfinished Business

Revisions to Policy 104 (Board Governance) – According to ARS 33-1813 and 33-1804, the Board can only remove directors from the 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 the policy were posted for the 30-day member comment period. No comments were received. Ms. Cottey motioned to approve the proposed revisions to Policy 104, thereby aligning the policy with the governing statutes. Mr. Hawkins seconded the motion. With no further discussion, the motion passed unanimously.

New Business

Proposed Revisions to Community Standards for Conduct (DCR-24, Speeding) – If an owner (including family, guests, and invitees) 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.

Following a 30-day member comment period, a decision to approve these revisions will be formally considered at the May 3rd meeting. Dr. Geiger motioned to approve conditionally the proposed amendments to DCR-24. Mr. Hawkins seconded the motion. With no further discussion, the motion passed unanimously.

Proposed Revisions to Community Standards for Landscape (DCRL-17 Streetscape Trees) – Mr. Wilner briefly chaired meeting as Ms. Kepuraitis lost her internet connection temporarily. Discussion ensued regarding streetscape trees in the Silverleaf neighborhoods of Arcadia, The Parks, and parts of Horseshoe Canyon. Proposed Community Standards for Landscape revisions clarify that while the Association bears maintenance responsibility, the homeowner on whose lots the trees are situated owns the trees. Following a 30-day member comment period, a decision to accept these revisions will be formally considered at the May 3rd meeting. Mr. Hawkins motioned to approve conditionally the proposed revisions to DCRL-17. Mr. Koven seconded the motion. With no further discussion, the motion passed unanimously.

Resignation from Modifications Committee (Sam Hawkins) and Appointment to Fill Vacancy – An extended thank-you was given to Mr. Hawkins for his service and for his countless hours of time dedicated to the committee. The Modifications Committee recommended appointing Brian Juedes to fill the vacancy for the remainder of the term. Mr. Wilner motioned to appoint Brian Juedes as a new member of the Modification Committee through June 7, 2021. Mr. Matheson seconded the motion. With no further discussion, the motion passed unanimously.

Committee Reports – N/A

Announcements

- March 3rd – Community Safety Series at 5 p.m. via Zoom
- March 15th – Meet the Candidates at 6 p.m. via Zoom
- March 31st – Community Firewise Program at 5 p.m. via Zoom

- April 5th – Annual Meeting and Board Election at 6 p.m. via Zoom
- May 3rd – Board Meeting at 6 p.m. via Zoom

Adjournment: There being no further business to conduct, Ms. Kepuraitis adjourned the meeting at 7:17 p.m.

DRAFT