

**THE DOBSON ASSOCIATION, INC.
BOARD OF DIRECTORS
MINUTES OF BOARD MEETING
SARATOGA RECREATION CENTER**

August 27, 2009 - 7:00 P.M.

The regular meeting was called to order at 7:00 p.m. by President Sandra Murray, who led the Pledge of Allegiance. Members present were: Barry Hegrenes, Frank Mizner, Lynda Bailey, Joanne Smith, Guy Wolf, Sandra Murray, Mike Wall and Ted Disbrow. The following staff members were also present: Michele Ray-Brethower, Joanna Loftus, Kimi Towery and John Knapp.

HOMEOWNER COMMENTS OR PROPOSALS:

1. Frank Gazzano, 2131 W. Isthmus Loop, spoke about concerns clubs have about association sanctioning, and the policy of the HOA concerning clubs. He addressed vetting members, drinking, and asked for equal treatment of all clubs. He asked that the board define policy for clubs, and setting classes of clubs, affiliated clubs, etc. He encouraged them to think about the broad topic of policies concerning clubs.

PRESIDENT'S REPORT

There was no President's report.

**DOBSON DISTRICT CRIME REPORT
COMMUNITY LIAISON OFFICER CHAD TOWNLEY**

Officer Chad Townley was unavailable for the meeting. Ms. Ray-Brethower gave the crime statistics for the month of July and reported noise violations, vehicle burglaries, criminal damage, residential burglaries and stolen vehicles all occurred. Residential burglaries were reported in several areas of the Ranch.

CONSENT AGENDA

Ms. Bailey moved to approve the consent agenda consisting of the July minutes and the financial statements for June and July. The motion was seconded by Mr. Wall and unanimously carried.

DIRECTOR'S REPORT

In addition to the written report, Ms. Ray-Brethower reported that the Mayor is coming to Dobson Ranch on September 22nd and urged the members to attend.

COMMISSION REPORTS

1. The Member Services/Marketing Commission – There was no report.

2. Finance Management Commission – Mr. Mizner commented on the Budget and Finance Committee meeting for July that he attended, and referred to the minutes of that meeting. The structure of the committee will be discussed later. Mr. Mizner moved to approve Mr. Katzman as a member of the Budget and Finance Committee, Mr. Disbrow seconded the motion, and it carried unanimously. The need to select a Treasurer to replace Mr. Fletcher was discussed, and Ms. Smith agreed to serve until December. Mr. Disbrow moved to appoint Joanne Smith as Treasurer for the remainder of Mr. Fletcher's term. Mr. Mizner seconded the motion, which carried unanimously.

3. Master Planning Commission – Mr. Disbrow handed out a modified capital plan and reserve funding plan. He asked that the newer documents be approved for the budgeting process for next year. There was discussion about projects planned for 2010, including paving the parking lot at La Casita and repairing/replacing the beams at Los Altos. Mr. Mizner moved Board approval of the documents and to forward them to the Budget and Finance Committee and initiate the budget process. The motion was seconded by Mr. Hegrenes and carried unanimously.

Water Management Committee: Mr. Wilson reported that specifications soliciting bids for the refurbishment of the irrigation system at Frisbee Park have been sent out, and he expects them to be returned by Labor Day. He recommended changing the entrance of the park to crushed granite from turf. There was discussion about the cost for refurbishing the irrigation at Los Altos, and Mr. Wilson determined that the cost is approximately \$30,000 per acre. The area around Lake 1 is 6.3 acres, and the cost there would be approximately \$180,000. Mr. Wilson plans to do the project in stages. There was discussion about using water conservation money for the projects, but it can only be applied to certain specific conservation articles, not maintenance issues. There was discussion about the savings using a reverse season and overseeding in the winter. There was discussion about the use of artificial turf. The water conversion project for Lake 6 with the city of Mesa was discussed, and they are looking to begin in February of 2010.

5. Recreation Commission. Ms. Smith said the golf tournament is set for September 26th. Tennis Pro Tim Barnes has signed a contract for another year, and Ms. Bailey said the tennis tournament for Dobson Ranch residents is planned for Saturday.

UNFINISHED BUSINESS:

1. Instructor Class Fees Ms. Smith and Ms. Bailey met with the instructors and have a draft policy that is included in the packet. Ms. Ray-Brethower briefly outlined the policy. There was discussion, and Mr. Mizner moved to adopt the policy to be implemented October 1, 2009. The motion was seconded by Ms. Bailey. Mr. Disbrow moved to amend the motion to implement it for a trial period of 6 months, with the intent that staff come back and offer any recommended changes after an operating period of six months and if there are none make it a permanent policy, and if not we would implement any changes after a six month trial period. Mr. Mizner and Ms. Bailey agreed to the amendment, and the motion unanimously carried.

2. La Casita Pool. Construction continues after a 5 month delay due to the City of Mesa delaying the sewer permit. The anticipated time now is 3 weeks. The splash playground needs a 30 day period to cure.

3. Budget & Finance Committee Structure. The current structure and proposed structure submitted last year were provided in the board packet. It was determined that board members meet with committee members and have a discussion. Mr. Disbrow, Ms. Bailey, Ms. Murray and Ms. Smith will meet with the committee representatives. The meeting was set for September 2nd at 6:00 p.m. Ms. Williamson and Mr. Caine agreed to attend.

4. Fences. Ms. Ray-Brethower discussed problems with the fences and possible solutions. There was a display of a new rock product comparable to the Cottonwood fence project. The present stucco will have to be removed, and re-stucco and painting will need to be done. Ms. Smith suggested a spray acrylic to replace the stucco. There was discussion about fences.

HOMEOWNER COMMENT:

1. Nate Caine, 1325 W. Keats, asked about the effect of graffiti on the new wall material, and was told by Ms. Ray-Brethower said it had a coating on it.

NEW BUSINESS:

1. Proposed By-Law Changes. Ms. Ray-Brethower pointed out that every reference to the use of proxies would be eliminated, as they are now illegal. On page 2, Section 5. Proxies: change "...may vote in person or by ..delete "proxy" and add "ballot", and delete the sentences referring to proxies. Mr. Wolf recommended a change to Section 6., Qualifications, by inserting the words "and an Owner' of a lot" after (b) "shall be a resident...". There was discussion about the change. On page 6, article IX: Change the election of officers date from December to "May", in Section 2, and in Section 3: Term, change January to "May" and December 31 to "April 30" in order to make the officer term consistent with the election of new directors. He recommended extending the present officer terms to end in April of 2010. A regular board meeting would be held in addition to the annual meeting in order to elect officers for the next term. Mr. Disbrow moved to accept the changes to the by-laws as presented. The motion was seconded by Mr. Wall.

HOMEOWNER COMMENTS:

1. Frank Gazzano, 2131 W. Isthmus Loop, recommended getting a legal opinion before disenfranchising owners who do not reside on the Ranch. He was informed that at the present time the by-laws prevent an owner who is not a resident serving on the Board of Directors, and the subject has already been reviewed by an attorney.

2. Nate Caine, 1325 W. Keats, asked if there would be directors available to sign checks during that period, and was assured that six members would be able to sign.

Mr. Disbrow amended his motion to include “ including specifically Section 6, page 2, and article IX: section 2 and article IX: section 3, and all references information regarding proxies”. Mr. Wall agreed to the change, and the motion carried unanimously.

3. New Director Appointment: Mr. Wall moved to approve the appointment of Mr. Glenn Kirk to fill the unexpired term of Mr. Fletcher, until April 2010. Ms. Bailey seconded the motion. Mr. Disbrow said Mr. Kirk was a retired board member that he had served with, and that he had done an excellent job. The motion carried unanimously.

4. Club Sanctioning Discussion: Ms. Ray-Brethower reported that if a club was sanctioned the association would govern the activities of the club, approve the by-laws, and over see all the actions. There are no sanctioned clubs on the Ranch. The Dobson Dolphins are totally independent of the Association, and have their own documents. There are sanctioned events that are covered under our insurance, such as boat rides at the Winter Wonderland event, and the Retirees helping out at the pancake breakfasts.

HOMEOWNER COMMENT:

1. Mike Rosenfeld, 2470 S. Playa, thinks the discussion about sanctioning is positive for the Yacht Club, and they are investigating possibilities for insurance. He said the general feeling is approval of no sanctions. He feels very good about what he is hearing this evening. Mr. Hegrenes volunteered to be available for insurance questions if the club needs more information.

2. Frank Gazzano said that individual club members are responsible for an incident that happens during a meeting if they are at a meeting. He recommends asking every club for a certificate of insurance.

3. Nancy Black, 2312 W. Lindner, asked if all clubs needed to provide a certificate of insurance, and if they are covered by our insurance. They are covered at meetings in the facility.

Ms. Ray-Brethower said a resolution was needed to clarify the Association's position. Mr. Hegrenes moved to adopt a resolution that Dobson Ranch does not sanction any clubs or organizations. Mr. Wall seconded the motion, and Mr. Wolf called for the question. The motion was unanimously approved.

4. Budget 2010. Ms. Ray-Brethower asked the Board to schedule a date to meet jointly with the Budget and Finance Committee to work on the budget and set the assessment for next year. The meeting is set for the 24th of September at 6:30 p.m, to be over at 8:30 p.m.

5. Facility Fees: Staff compiled a chart of rate comparisons for facility rentals for the board to study, and plan to discuss the rates we charge at next month's meeting.

Miscellaneous Business:

There was no miscellaneous business.

HOMEOWNER COMMENTS:

There were no additional comments.

ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 9:22 p.m.

julymin.09