

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

**February 19, 2009 - 7:00 P.M.**

The regular meeting was called to order at 7:03 p.m. by President Sandra Murray, who led the Pledge of Allegiance. Members present were: Barry Hegrenes, Mike Wall, Katherine Halstead, Chuck Fletcher and Sandra Murray. Kelly Boycks, Guy Wolf and Ted Disbrow, had excused absences. The following staff members were also present: Michele Ray-Brethower, Faye Bristow, Carole Stabile, Kimi Towery, Donna Chapman and John Knapp.

**HOMEOWNER COMMENTS OR PROPOSALS:**

1. Manelle Williamson, 2519 W. Madero, gave an update about the proposed tattoo parlor at Dobson and Baseline. She attended a meeting of the Planning and Zoning Commission for the City of Mesa, and noted that five people on the planning and zoning board voted against the project. She encouraged the board to take a stand and represent the wishes of the people on the Ranch. She thinks the Ranch should utilize the use of e-mail for elections and other community notifications.

Ms. Ray-Brethower responded that she has consulted an attorney about the use of e-mail, and he said that everyone doesn't have access to the service. Our next survey will have a choice on the card for e-mail alerts. She has sent a third letter to the city protesting the tattoo parlor, and thinks we should interface with Rhodes and Dobson High about opposing the construction of it in the area. It was suggested to place signs about the council meeting on March 16<sup>th</sup> to discuss the issue should be placed around the Ranch. There will be a notice about the meeting in the Ranchers' Roundup.

**PRESIDENT'S REPORT**

Ms. Murray had no report.

**DIRECTOR'S REPORT**

Ms. Ray-Brethower's report is in the packet. In addition, she introduced Roger Singleton, the new Recreation Supervisor, who spoke a few words about his past experience with the City of Mesa, and his pleasure about his new job.

- An article about a new law concerning providing a guard around pool drains was provided for the board's perusal. Ms. Towery is speaking with a pool company about guards to retrofit our pools to make them compliant.
- A copy of the invoice for fish for the spring re-stocking of the lakes was provided.

- Ms. Ray-Brethower asked for board participation in working with her on legislative action. Several house bills pertaining to homeowner associations are in the works. She asked that anyone interested contact her.
- Three candidates for the board were in the audience and were pointed out by the executive director. They were Robbi Venditti, Frank Mizner and Joanne Smith.
- There was discussion about providing food at the annual meeting. It was determined that food would be provided. She also asked for suggestions for awards. We are working on ballots at this time.
- John Knapp is working on blue-staking the area of Dobson Road in order to start planting trees on each side and in the median. The flags marking where they will be planted have been set in place.

## **APPROVAL OF MINUTES, FINANCIALS**

1. The minutes of the January meeting were discussed and Mr. Hegrenes moved to accept the January minutes as written. The motion was seconded by Mr. Disbrow and carried unanimously.

Mr. Disbrow moved to accept Mr. Fletcher as Board Treasurer. The motion was seconded by Mr. Wall and carried unanimously.

2. The Member Services/Marketing Commission - The Member Services Commission is in the process of gathering information for marketing ideas for the Ranch. Mr. Wall stated that many good things happen on the Ranch that are not known outside it, and that name recognition for the Ranch outside the area is one area he is working on, possibly utilizing websites such as azcentral.com with pop-up ads, local newspapers, and the use of a public relations firm. There was discussion about the amount of funding available for the project.

3. Finance Management Commission – Ms. Heidi Kimball, vice chair of the committee provided an overview of the January meeting and said the financials were approved with the exception of the balance sheet which was not a part of the statement. There was discussion about the pool renovation and a design project that the committee recommended approval with reservation and not to exceed \$25,005. The concern was that there were so many items in the proposal that could be included that the committee felt the bid proposal might need to be adjusted. There was also discussion about the mission of the committee. There was extensive discussion at the meeting about the Saratoga electrical project. The subject will be addressed later in the meeting. Ms. Ray-Brethower said the balance sheet had not been included due to the audit not being completed, and the inaccuracy of the figures without the audit adjustments. Mr. Hegrenes moved to accept the January financial statement subject to the completion of a balance sheet which accurately reflects the contents of the materials presented. Mr. Wall seconded the motion which carried unanimously.

4. Master Planning Commission – There was no report.

5. Beautification Committee: Ms. Ray-Brethower reported that we are moving forward with the Dobson/Isabella monument signs. The other six signs have been completed and are in place.

6. Nominating Committee. Mr. Wall reported that he has been working with staff in formulating questions for the candidate interviews, and they have been scheduled at 15 minute intervals on Tuesday, February 24<sup>th</sup>.

7. Recreation & Tennis Committee. There was no meeting.

8. Water Management Committee - Mr. Wilson reported that the presentation to the Arizona Department of Water Resources that was previewed at the January Board meeting was well received. They approved of our conservation efforts, particularly the significant reduction of water use on the common areas, and also that we are going forward with the reduction by the use of “smart controllers” on the irrigation system. They approve the program to encourage their use by residents by offering them at a reduced cost. ADWR is tasked with formulating a plan to save water in the valley and reduce consumption, and they have met with some resistance from other lake communities. Mr. Wilson thinks that it will be much easier to get approval for our next Management Plan without a lot of legal fees due to the enthusiasm with which they received this report.

9. Yacht Club. The Yacht Club minutes are in the packet. Opening day of the yachting season is the next function.

#### **UNFINISHED BUSINESS:**

1. Saratoga Dock Electrical. Tom Minor, Project Manager, gave a quick overview of the project to provide electricity to the dock at Saratoga. He spoke about the disparity in the three bids, and what was included in the bids. Additional conduits will be installed for future use. The hard bid number is \$36,000 on the lowest bid. The bids will not include the fixtures. There will be approximately \$20,000 additional monies spent for permits, landscaping, additional lighting, security and other costs. The entire amount is budgeted in the capital improvement funds. Following discussion Mr. Wall moved to approve the award of the Saratoga dock electrical up to \$56,000. The motion was seconded by Ms. Halstead and carried unanimously.

2. La Casita Pool Renovation. There was discussion about the design project for the La Casita pool renovation. Mr. Minor explained that the cost of the design project would be for complete architectural drawings that would be permitted and would go to Maricopa County for approval from the health department. There was extensive discussion about the cost of the design project, with input from Ken Blood and Heidi Kimball of the Budget and Finance Committee. There was discussion about different amenities to be added to the pool area, and that staff would be able to negotiate the cost of the design according to the scope of the project. There was more discussion about the extent of the project and it was determined that a certain sum would be a guideline to start building with. Mr. Hegrenes moved to award a contract to Versar for the design phase of the La Casita pool project for a sum up to \$25,505. The motion was seconded by Mr. Fletcher, and carried unanimously. There was more

discussion, and Mr. Hegrenes moved to authorize staff to approach Versar to come back to the staff with a plan based on amenities with a maximum of \$333,000 for pool renovation and upgrades exclusive of design phase funding for La Casita pool. The motion was seconded by Mr. Wall and unanimously approved.

3. Budget & Finance Committee Rules/Regulations. The current guidelines were in the packet, along with a draft of a revised set of policies. There was discussion about the revisions, and Mr. Fletcher suggested adding the following: in number 2, add “a. Members of the Committee will conduct themselves in a businesslike manner at all times; failure to do so will result in the offender being dismissed from the meeting”. Under number 3. the addition of the statement “The Chairman or his designee will adhere closely to the agenda and maintain control of the meeting at all times. They have the authority and the responsibility to dismiss members who fail to conduct themselves in a manner conducive to the accomplishment of committee objectives”. There was discussion, and it was felt that the five minute comment statement should be deleted. The committee was commended for its passion and commitment. Mr. Fletcher moved to accept the draft of the Budget and Finance Committee Policy as presented to the Board of Directors with the addition of Mr. Fletcher’s recommended additions. The motion was seconded by Ms. Murray and approved unanimously.

4. Angel Tattoo Parlor. This was discussed earlier in the meeting.

5 City Breakfast. The Breakfast with the City was discussed, and it was suggested that it be held in a larger venue in the future. It was stressed that it was important to maintain visibility with the city.

#### **NEW BUSINESS:**

1. Neighborhood Subassociation Forum. Ms. Ray-Brethower invited Board members to attend a forum for the subassociations on March 30<sup>th</sup> at 6:30 p.m. at La Casita. The topic will be fiduciary training for board members, and will be conducted by a member of the law firm of Maxwell and Morgan.

2. Carpet Bid. Ms. Ray-Brethower has received bids for the hallway carpet and the cost will be \$3,000. There will be tile left under the vending machines and the drinking fountain in the hallway. Staff hopes to have it installed before the annual meeting.

3. New Board Members. There will be an orientation for the new board members after the annual meeting.

**Miscellaneous Business:** There was no Miscellaneous Business

#### **ADJOURNMENT**

There being no further business to be brought before the Board, the meeting was adjourned at 9:08 p.m.

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