

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

January 22, 2009 - 7:00 P.M.

The regular meeting was called to order at 7:01 p.m. by President Sandra Murray, who led the Pledge of Allegiance. Members present were: Barry Hegrenes, Ted Disbrow, Mike Wall, Guy Wolf, Katherine Halstead, Chuck Fletcher and Sandra Murray. Kelly Boycks had an excused absence. 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:

There were no homeowner comments.

PRESIDENT'S REPORT

Ms. Murray had no report.

DIRECTOR'S REPORT

Ms. Ray-Brethower's report is in the packet. In addition, she reported that a new recreation coordinator has been hired by Ms. Towery. Other topics covered were:

- To date \$17,800 has been collected in credit card online payments, with 8 homeowners signing up for monthly payment deductions. The response has been positive for the new service.
- There are mosquitoes on lakes 3, 4 and 5. Dr. Amalfi will be out to treat the lakes this weekend.
- There will be a meeting on February 3rd about the proposed Angel's Tattoo Parlor on Dobson. Letters should be submitted to Tom Elsworth.
- Ranchers' Roundup per issue cost was \$.03 for the low and the highest price was \$0.17 per issue. The Roundup is the official publication for the Ranch. The average cost is \$0.07 per issue.
- Another boat battery theft occurred on lake 7. A scupper fence will be replaced by Mr. Rosenfeld's property.
- Ms. Ray-Brethower has obtained bids to replace stucco and paint the Price Road fence from Baseline to Guadalupe for a price of \$109,737.00. The cost to the Ranch would be approximately \$55,000 with the co-share plan. Letters will go out to the homeowners to see about interest in the project.
- A drawing of the proposed bus pullout was distributed. It has been moved further south, in front of the Memorial Rose Garden.
- The trees for Dobson Road have not been planted due to the rainy weather.

- Tiles at the La Casita recreation center are still popping up. There was discussion about various options for replacement, and the final consensus was to find out the cost and feasibility of carpet squares.
- There was discussion about the candidate interviews regarding the time and date, etc. Mr. Hegrenes volunteered to be on the committee.
- There was discussion about going to a consent agenda format for the board meetings, and it was agreed to change to that format in the future.
- There was discussion about the need for more boat slips at Saratoga and it was determined that there were unused boat slips at the Los Altos dock that could be relocated to Saratoga. In the future increased docking spaces at Los Altos will be purchased as needed. Mr. Fletcher made a motion to move sections of the boat dock from Los Altos to Saratoga and/or the pier on lake 1 per the drawing received January 22, 2009 at the Board meeting. The motion was seconded by Mr. Wall, and carried, with one nay by Mr. Disbrow.

APPROVAL OF MINUTES, FINANCIALS

1. The minutes of the December meeting were discussed, and it was pointed out that Mr. Wall had declined the position of Treasurer for 2009 and the minutes should be amended. Mr. Wall moved to accept the December minutes as amended. 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. Wolf and carried unanimously.

2. The Member Services/Marketing Commission - The Member Services Commission is in the process of gathering information and marketing ideas for the Ranch. They discussed different ways to bring attention to the area, including neon billboard signage.

3. Finance Management Commission – Ms. Manelle Williamson provided an overview of the December meeting and asked for questions or comments from the Board. There was discussion about the balance sheet and the collection report. Mr. Disbrow moved to approve the December financial statement. Mr. Wall seconded the motion, which was unanimously approved.

4. Master Planning Commission – Mr. Disbrow provided an updated master plan, that includes reserve study projects up to the year 2013. Mr. Fletcher moved to approve the long range plan as presented on 1/22/2009, with a change on line item 17 to \$3,000/year for the next ten years. The motion was seconded by Mr. Wall, and unanimously carried.

5. Beautification Committee: Ms. Ray-Brethower provided a drawing of proposed signage at Dobson and Isabella that is open to provide views of the lake and fountain. The bids are in for the project, and will be presented at the next meeting.

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

7. Water Management Committee - Mr. Wilson provided a packet containing the report for ADWR. He pointed out that this will be the last presentation before the fourth management plan will have to be agreed on. He pointed out that the use of smart controllers had paid for itself several times over. Mr. Hegrenes moved to approve the presentation of the Water Conservation Report to ADWR on February 5, 2009 as presented to the Board of Directors on January 22, 2009. The motion was seconded by Mr. Wall and unanimously approved. Any Directors who want to attend the ADWR meeting can contact Ms. Ray-Brethower.

8. Yacht Club. The Yacht Club had no report.

UNFINISHED BUSINESS:

1. Los Altos Bridge Update. Work on the bridge should be completed by the end of the week, and an inspection has been scheduled.

2. Pool Update. Staff is waiting for additional bids and hopes to have something by next meeting and can move forward. The deadline for the pool to be completed is May 15th.

3. Master Plan Approval. This subject was addressed earlier in the meeting.

4. Facility Use. There was discussion about using rental facilities for classes and seminars, and the lack of a standard rental policy. Many of the classes pay a small fee and book the rooms on a long term basis, thus preventing homeowners from using the facilities, and the association from making the regular rental fees. After much discussion, Mr. Disbrow moved that Dobson Clubs and Classes that are offered for free, as approved by the Dobson Ranch Recreation Department remain free. Night use "for profit" rates will be the same rates as charged for special event facility rental. Day use weekdays are 50% of evening/weekend facility rental rates. Day rates are good Monday through Friday from 8:00 a.m. to 5:00 p.m. The motion was seconded by Mr. Wall, and unanimously carried. Staff was asked to notify the present classes of the new policy, which will be implemented by the Executive Director in three months.

5. Saratoga Dock Electrical. Ms. Ray-Brethower provided an electrical plan for the dock. The trench for the new lines will have to be hand dug because of the existing lines in the ground. She is waiting for bids, as the bid packets are already out.

6. Water Management Chair. Mr. Wall moved to approve the WMC recommendation to re-appoint Ron Magaw as Chair of the Water Management Committee for 2009. The motion was seconded by Mr. Fletcher and carried unanimously.

NEW BUSINESS:

1. Dobson & Isabella Monument Sign. Ms. Ray-Brethower provided a drawing of the proposed sign at Dobson and Isabella.

2. City Breakfast. The breakfast with the City of Mesa officials has been set for February 11th at 7:30 a.m. If anyone has a subject they want to have discussed they should contact Staff prior to the meeting.

3. Dobson/Baseline Bus Pullout. This subject was addressed earlier in the meeting.

4. 2009 Audit The audit will start February 2nd. Staff is working on depreciation for the year. In the future depreciation will be included in the monthly statement.

5. Nominating Committee Interviews. Interviews of board candidates by the committee will be held February 24th at La Casita.

6. Candidate Forum. The candidate forum will be at 6:30 p.m. prior to the March Board meeting.

7. Budget and Finance Committee. Included in the packet are Budget and Finance Committee Responsibilities and Standards. The Board was asked to review them and make suggestions regarding the content to Ms. Ray-Brethower, who will present a revised version at the next meeting.

Miscellaneous Business: There was discussion about concerns to be addressed at the City/Board breakfast. Ms. Murray suggested issuing a thank you to all the committees on the Ranch for their hard work.

ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 9:13 p.m.