

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

July 16, 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, Chuck Fletcher and Sandra Murray. Mike Wall and Ted Disbrow had excused absences. The following staff members were also present: Michele Ray-Brethower, Faye Bristow, Kimi Towery and John Knapp.

HOMEOWNER COMMENTS OR PROPOSALS:

1. Steve Collins, 1825 S. Cholla, said he had received a yellow friendly reminder for leaving his trash can out, and that it had been out only a few hours while he was cleaning his yard. He thinks the code enforcement team is over-zealous in its enforcement, and should check yards twice before sending the letters.

2. Nate Caine, 1325 W. Keats, agrees with Mr. Collins and said he also has been the recipient of several yellow reminders for reasons that had previously been corrected. He said he had received several notices for violations that belonged to his neighbors, and thinks it is questionable for the Association to ask homeowners to maintain their properties in a manner far in excess of how the Association common areas are maintained.

Ms. Murray asked about the fence that is down on Price Road at a home that has multiple violations in the back yard. Various violations were discussed.

PRESIDENT'S REPORT

There was no President's report.

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

Officer Chad Townley reported that crime statistics in the Dobson District reflected decreasing violent crimes north of the freeway, and none in Dobson Ranch. There were no commercial burglaries, two residential burglaries, and 4 stolen vehicles on the Ranch. There was some discussion about an incident that had occurred in a Ranch neighborhood.

CONSENT AGENDA

Ms. Bailey requested the removal of Action Item #2, Approval of Reserve Study Plan from the consent agenda and asked that it be placed under New Business. Mr. Hegrenes then moved to approve the minutes for June. The motion was seconded by Mr. Fletcher and unanimously carried.

DIRECTOR'S REPORT

In addition to the written report, Ms. Ray-Brethower reported the exercise equipment is being installed at Los Altos and the fitness trail information will be available in August. Mr. Dan Cleavenger with the City of Mesa Engineering Dept. will attend the September board meeting to discuss the new right turn lane off Guadalupe Road to Dobson Road. She has been asked about removing the fence behind Brunello's old location to open that area up, and to add a monument entrance there and plant some drought tolerant plants to make the area a little more attractive. She will contact the neighbors in the area to get their thoughts on the fence removal.

Mr. Mizner asked if there were plans for a brick border between the gravel and the turf at Laguna Park, as the gravel is being scattered about. The Executive Director will investigate the possibility and implement the plan. Mr. Mizner commented on the water rates the City of Mesa is charging, and was told the rates have increased twice in the last few months.

Ms. Ray-Brethower reported that all light poles have been repaired at Laguna Park, and the electric lines have all been repaired and are now working. She asked the Board to address the fence prototype at Cottonwood and make a decision about the fence issues. Dobson Road and Baseline Road fences are looking very bad and need to be addressed. She asked anyone interested in the CAI luncheon for September to notify the office and get registered. She also pointed out that there are 79 trustee sales active on the Ranch, and 13 bankruptcies. Home sales are up to 20 home sales for the month, and we are getting income from rental fees. There was discussion about maintaining the yards on foreclosed homes.

COMMISSION REPORTS

1. The Member Services/Marketing Commission – Mr. Mizner said the Beautification Committee had no meeting. Ms. Ray-Brethower is working on a marketing plan for the commission.
2. Finance Management Commission – There was no meeting of the Budget and Finance Committee in July.
3. Master Planning Commission – A plan to update Ranch common area irrigation systems was provided for the Board's perusal. Mr. Craig Wilson spoke about the condition of the irrigation system in place that has many leaks and wastes water. He proposed an irrigation system for the Ranch to be implemented over a period of ten years. He has refurbished part of the system at Frisbee Park, implementing different systems using drip in addition to other forms of irrigation. He asked for Board approval

of the plan, beginning with Frisbee Park. He would try to have the renovation complete by October in time to oversee the park for the winter, and by summer have the system in place to keep the turf green. Mr. Wilson anticipates large savings in water usage with the new system. The cost will be approximately \$20,000 and can be paid for out of the water conservation fund. The consensus of the board was to proceed with the plan.

5. Recreation Commission. Ms. Smith reported that the kids' camp this summer will be over on the 24th of July, and has been very successful. The Dobson Dolphins end their season July 24th with their banquet; and in September there will be the 6th annual Dobson Ranch golf tournament. They are looking for sponsors and raffle items for the tournament. Information will be in the August Ranchers' Roundup. Tennis is picking up also. Ms. Bailey would like for Recreation to have a social group to help with events like the golf tournament. She asked Ms. Towery to put an article in the Roundup asking for volunteers.

UNFINISHED BUSINESS:

1. Instructor Class Fees There was discussion, and it was determined to tweak the agreement and suggested that the teachers should read over it before it is voted on. Ms. Ray-Brethower suggested that they study the agreement first, and gave a brief synopsis of the agreement. There was discussion, and it was agreed that it would be voted on in August after the teachers have reviewed it. The rental room rates will also be reviewed later.

2. La Casita Pool. The City of Mesa has sent back our application for a permit for the sewer, asking that some corrections be made and the application has been re-submitted. An ice cream social is planned for August 29th to celebrate the grand re-opening of the pool.

NEW BUSINESS:

1. Reserve Study Plan. Ms. Bailey mentioned two points:
- Reserve studies are generally meant to be 20-30 years out, and her concern is that we are presented with a contract for a three year update at an annual fee of \$2,610.00 annually. She thinks possibly an update in 5 years would be feasible, but not annually.
 - Her second point is that Association Reserves has done the study for at least five years, and it has been proven that new eyes need to see your facility in a different way, and she has a problem having the same company doing the study for such a long period of time.

Ms. Ray-Brethower pointed out that we have access to this data online and could update the data ourselves. The master plan is looked at frequently during the year, and is a very similar document. Ms. Ray-Brethower is updating it as projects are completed. It was determined to take no action on the proposed contract.

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 8:25 p.m.

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