

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

**March 26, 2009 - 7:00 P.M.**

The regular meeting was called to order at 7:08 p.m. by President Sandra Murray, who led the Pledge of Allegiance. Members present were: Barry Hegrenes, Mike Wall, Katherine Halstead, Chuck Fletcher, Sandra Murray, Kelly Boycks and Guy Wolf. Ted Disbrow 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.

**CONSENT AGENDA**

1. Mr. Wall moved to accept the consent agenda, consisting of the Ballot Process Board Policy and the acceptance of the 2008 audit. The motion was seconded by Mr. Fletcher, and carried unanimously.

**DOBSON RANCH SUB-STATION POLICE REPORT**

1. Officer Chad Townley, Community Action officer for Dobson Ranch, spoke about recent crime in the Ranch area. He noted that crime statistics have decreased in past months, but the Ranch has been experiencing an unusual amount of theft. One area has experienced extensive theft of garden items, and another area has had auto burglaries of items such as I-pods, stereos, and GPS devices left in their automobiles. Most of the burglaries occur in unlocked cars or cars with windows left down. He cautioned residents to remove garage door openers from their cars, and also to remove all valuable items and lock the car and roll the windows up securely.

**HOMEOWNER COMMENTS OR PROPOSALS:**

1. Gary Smith, 2746 W. Madero, spoke about the overpopulation of common carp in the lakes. He said they mess up the lakes, stir up silt and deplete the bass population. The bass keep everything in balance in the lakes. Mr. Smith recommended staff speak with Dr. Amalfi about the problem.

Ms. Ray-Brethower stated that Dr Amalfi advises us about what fish to order and the amount needed to stock our lakes.

2. Sam Marquez, 1137 W. Javelina, expressed concern about the increase in rental fees for room rental for teaching classes at La Casita and possibly causing the instructors to seek other venues for the classes. He wonders if there will be enough of an influx for room rentals to make up for the classes exodus if they should leave.

3. Gene Judge, 2701 S. Yucca Circle, spoke in protest of the increase in rental fees for use of Ranch facilities. She joined an exercise class at Laguna Park that enabled her to make new friends. She thinks the value of the class and price is

beneficial to residents, and it is a definite asset to Dobson Ranch. She also thinks it would be a real waste to force instructors to go elsewhere and leave our facilities empty.

4. C. J. Coppola, 2337 S. Standage, has lived on the Ranch for 13 or 14 years, and picked Dobson Ranch because it is a great place to raise children. The family has participated in many classes while living here, and she thinks the increase in fees is so exorbitant that the instructors cannot afford to remain here.

5. Irvin McDonald, 2621 S. Longmore, also spoke in protest of the fee increase. He has lived on the Ranch 15 years, and hopes that the rental rate will be kept reasonable in order for people who live on Dobson Ranch to be able to participate in activities on Dobson Ranch instead of having to go elsewhere. He likes the safe environment and the fact that he doesn't worry about his family while they are participating in activities in the neighborhood. He encouraged the Board to re-think their decision to increase the fees.

6. Suzanne Glover, 2011 S. Las Palmas, also participates in exercise in the park. She thinks the Ranch offers great opportunities for residents, and is concerned that raising the rates will cause a hardship on the instructors and residents who will have to pay more for their services.

7. Ann Blatte, 1244 W. Kiva, said many of the other speakers have said it eloquently, but she has participated in yoga, and thinks one of the best things about living on the Ranch is the opportunity to participate in all the activities offered here. She says the sense of community in the classes is a bright spot in her day.

8. Edith Gilbertson, 2345 W. Nido, the dance instructor at Dobson Ranch said that 10% is all the instructors can afford to pay, and that the other homeowner associations in the area charge 10%. She encourages the board to leave the fees as they are. She said that she carries her own insurance and furnishes all her supplies, and thinks it is not in the best interest of Dobson Ranch to raise the fees.

9. Kathleen Maley, 2322 S. Rogers #53, has been teaching painting classes for four years at Dobson Ranch, and is compensated at less than minimum wages and feels she provides the classes as a service. She can't afford to pay the rates if they are raised, and would have to stop offering her classes.

10. Patricia Milligan, 2421 S. Gaucho, said the exercise instructor could not afford the rates if they are any higher, and thinks it is important to retain the exercise in the park program.

11. Michele Bushman, 1546 W. Nopal, with the Dobson High Football Boosters, said they are having the first annual golf tournament at the Kokopelli golf course and asked that Dobson Ranch buy a sponsorship for the tournament. She has lived on the Ranch for eleven years and loves the sense of community here.

## **PRESIDENT'S REPORT**

Ms. Murray had no report.

## **DIRECTOR'S REPORT**

Ms. Ray-Brethower's report is in the packet. In addition, she will make comments throughout the agenda.

## **APPROVAL OF MINUTES, FINANCIALS**

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

2. The Member Services/Marketing Commission – Mr. Wall included information that he received from a marketing individual he works with in the board package that can be reviewed and discussed later. He said that after listening to the candidates this evening it seems we have some opportunity to do a lot of things we have been discussing, and need to look at what a budget would be to do those projects. He wants everyone to review the information and come back to the next meeting with comments so we can move ahead with the project.

3. Finance Management Commission – There was no March meeting of the Budget and Finance Committee due to the lack of a quorum. Ms. Ray-Brethower provided a proposed restructure plan for the committee. Mr. Boycks moved to table the issue due to new board members coming in, and as there was no meeting in March he felt that the committee should have a chance to look over the restructure plan. Mr. Wall seconded the motion, which carried unanimously.

4. Master Planning Commission – Mr. Hegrenes said there was no report. Ms. Ray-Brethower reported that she had the final version of the Reserve Study, and asked for a decision from the Board concerning the transfer of the excess funds from the 2008 fiscal year only to either the Reserve Account or the Capital Account. Mr. Boycks made a motion to move the excess funds from the February 25, 2009 audit for the year 2008 only to the Reserve Fund in order to start building the fund back up to 100% funded. Mr. Wall seconded the motion, which carried unanimously.

5. Beautification Committee: There was no report.

6. Nominating Committee. The Candidate Interviews were held tonight prior to the Board meeting.

7. Recreation & Tennis Committee. Events for this month include the pancake breakfast is Saturday beginning at 7:00 a.m., the water expo begins at 10:00 a.m., and the garden tour will begin at 9:00 a.m. The Easter egg hunt will be April 11 at Laguna Park. There were over 100 participating in the garage sale, and Music in the Park had 150 people. Spring Break Camp had 20 kids here.

8. Water Management Committee - Mr. Wilson reported that a request has been made to ADWR to put the water conservation funds back in the community. The funds have been used in the past to help our residents conserve water. He said that five homeowners have taken advantage of a similar conservation program by SRP by purchasing Smart Controllers from them at a discount. Staff has purchased 15 more Smart Controllers for the Ranch to be installed on the rest of the common areas. Mr. Wilson has been asked by SRP and ADWR to speak to other homeowner associations about our success on Dobson Ranch conserving water with the Smart Controllers, and he is scheduled to speak about our efforts at Sun City with a representative from ADWR. On another topic it was reported that the City of Mesa wants to use water from Lake 6 to water their lawn on the golf course and city park, and details are being worked out by staff. Part of the agreement will be that they will install smart controllers on the lawns.

9. Yacht Club. The Yacht Club minutes are in the packet.

#### **UNFINISHED BUSINESS:**

1. Saratoga Dock Electrical. The trenching has begun on the project.
2. La Casita Pool Renovation. Ms. Ray-Brethower reported that she and Mr. Minor are currently working to finalize the plans and toys to be added at La Casita. The pool is scheduled to open June 18<sup>th</sup>.
3. Angel Tattoo Parlor. The project was defeated by the City Council. The Mayor pointed out that we should support businesses in the area and spend our money on the Ranch.
4. Neighborhood Association Forum. The meeting is scheduled for March 30<sup>th</sup> at La Casita, and will be conducted by the law firm of Maxwell and Morgan. The forum subject is Fiduciary Duty for Board Members.

#### **NEW BUSINESS:**

1. Frisbee Park Pillars. Ms. Ray-Brethower reported that the pillars at Frisbee Park are in disrepair and need to be replaced. She obtained a bid to replace them for \$44,000, and also a bid to remove 23 of them at a bid of \$4,000 to haul them off. An alternate plan was to remove most of the pillars and replace them with a wrought iron fence for a bid of \$9,000; however, she fears a loss of structural integrity with the removal of the pillars. Mr. Wilson is working on a new irrigation system at the park, and granite will be placed around the edge of the park to replace the grass there and eliminate the problem of water deteriorating the plaster.
2. VGB Act-Retrofit Pool Drains. The drains in all the swimming pools on the Ranch must be retrofitted with new drains because of a law recently passed, and the pools cannot be used before the work is completed. It was suggested to ask the government for forbearance. We have received one bid for the project from Shasta pools and staff is in the process of trying to obtain two more bids. There was discussion, and Mr. Hegrenes made a motion to approve funding and award a bid to a

contractor at the discretion of the Executive Director for up to \$13,130 to retrofit the drains at Los Altos and Saratoga Recreation Centers pools after a request for forbearance from the Federal government has been formally declined. The motion was seconded by Mr. Wolf and unanimously approved.

3. City of Mesa Water delivery Lake 6. The executive director and Water Management Director will meet with ADWR and the City of Mesa, along with members of the Water Management Committee to get permission from ADWR for the city project of using water from Lake 6 to water the golf course and City Park on that lake. Any interested board members are invited to attend the meeting on April 8<sup>th</sup>.

### **Miscellaneous Business:**

1. Board Retreat. Ms. Ray-Brethower asked for a date for a retreat for the new and existing board members. A Friday afternoon was suggested. Ms. Ray-Brethower will set the date and notify the members.

2. Rate Increase for Meeting Rooms. Mr. Boycks expressed concern that the rate increase could create a vacuum by the existing instructors leaving that would not be filled. He is concerned that majority of the students are Ranch residents and we may be taking away something that this community likes. He asked for a moratorium on the increase in rates until there was a discussion between staff and the instructors to work out something that is mutually agreeable. There was discussion about the meeting rooms being committed each weekend and staff having to turn away homeowners wanting to use them. There was discussion about the instructors becoming Ranch employees under the recreation department and furnishing the lessons as a recreation function. Following more extensive discussion, Mr. Boycks moved to suspend price rate increases for facility rentals for classes held at Dobson Ranch facilities until the Board and staff can interface with class instructors to discuss alternative options for program administration. The motion was seconded by Mr. Wall and carried unanimously.

Everyone was reminded that the annual meeting is scheduled for April 14<sup>th</sup> at La Casita.

### **ADJOURNMENT**

There being no further business to be brought before the Board, the meeting was adjourned at 8:48 p.m.