

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

**March 18, 2010 - 7:00 P.M.**

The regular meeting was called to order at 7:13 p.m. by President Sandra Murray, who led the Pledge of Allegiance. Members present were: Barry Hegrenes, Joanne Smith, Glenn Kirk, Ted Disbrow, Frank Mizner, Sandra Murray, Guy Wolf and Lynda Bailey. Mike Wall had an excused absence. The following staff members were also present: Michele Ray-Brethower, Faye Bristow, Donna Chapman, Dennis Melgreen, Emily Sherman and Kimi Towery.

**HOMEOWNER COMMENTS OR PROPOSALS:**

1. Craig Wilson, 2257 W. Lobo, thanked the Board for the installation of the splash pad, and said he had been waiting six months to play on it and that he and his grandchildren thoroughly enjoyed it today.
2. Joan Long, 1803 W. Kiowa, congratulated staff on the appearance of her neighborhood due to the code enforcement efforts of staff. She is upset that homeowner fees were raised, and thinks it behooves us to consider the economy and perhaps postpone some of the projects on the strategic plan until the economy recovers.

**PRESIDENT'S REPORT**

Ms. Murray congratulated the recreation staff for last weekend when we had four events going on, and appreciates that there are so many choices and that all ages can find something to do.

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

Officer Chad Townley was not available for the meeting.

**CONSENT AGENDA**

Ms. Ray-Brethower stated that when the agenda was prepared she was not aware that Ms. Powers wanted to join the Budget and Finance Committee, and that the committee has recommended her for membership along with Mr. Tauber. Mr. Hegrenes moved to approve the consent agenda inclusive of approval of the minutes for the February meeting and the appointment of Mr. Tauber to the Budget and Finance Committee. Mr. Mizner seconded the motion, which carried with an abstention from Ms. Bailey.

**DIRECTOR'S REPORT**

In addition to the written report, Ms. Ray-Brethower reported the following:

- She provided information about using solar to heat the pool at Saratoga, and it turned out that there was not enough roof space for the project. The vendor recommended a

heat exchanger. She included the cost, as it would require two units, and the cost does not include providing electricity to the pump room. The exchanger would also cool the water in the summer. She asked that the board look at the information for discussion at a later time.

- A copy of the fish order was included in the packet, and there was brief discussion about the types of fish needed in the lakes at this time.
- Ms. Ray-Brethower introduced Emily Sherman, the new intern for the recreation department from NAU. Emily conducted the book sale last week, and made a profit of \$300 for the department.
- She asked for a volunteer to start the rotation to attend City Council meetings, and Ms. Bailey volunteered.
- The landscaping at the corner of Rogers and Guadalupe has had a major facelift, and the area at the end of Impala at the footbridge has been updated with plants. The red rock at La Casita has been removed and will be replaced by brown rock to complement the new logo area to be used for rainwater harvesting. The red rock will be used elsewhere on the Ranch.
- The three juveniles who vandalized Los Altos have been charged, and each will have to pay 1/3 of the cost to repair the damage. They also are to write letters of apology and do community service.
- Additions or corrections to the annual homeowner survey should be submitted in order for it to be printed in a timely manner.
- 160 kids have used the splash pad

## **COMMISSION REPORTS**

1. The Member Services/Marketing Commission – Mr. Mizner reported that the minutes were distributed for the Beautification Committee meeting held on March 3rd. There are two new members, and the committee has compiled proposed projects into a prioritized list, which is included in the packet. Staff has already started working on it at the project at Rogers and Guadalupe. The larger projects will be brought to the board with the information about funding. The Garden Club met March 2<sup>nd</sup> with a near record attendance to see a presentation on “square foot gardening”. You can purchase the wooden gardens in various sizes with the soil included. A number of residents are interested in the process, and the idea of gardening as a community activity is a popular thing right now. Alternative locations for the gardens are being considered, including an area across Meseto behind the church. There will be a demonstration at the conservation fair, and there was discussion about guidelines for the process. It was also suggested that homeowners who use the garden boxes should pay a fee.

Mr. Mizner said the Nominating Committee had met with the Board candidates for a roundtable meeting, and again tonight at the Candidate Forum. Ballots will be going out shortly.

2. Finance Management Commission – Mr. McClanahan, Chair of the Budget and Finance Committee, said the Committee made five recommendations. The committee discussed the finance report for February, and the revenues looked good. Total revenue exceeds the budget by \$9,354, and for the year it exceeds the budget by \$19,805. The operating expenses are under budget by \$8,124 for February, and for the year they are under by \$20,000. The first recommendation is for the board to accept the financial statement.

There are two new members that they are recommending for Board approval. Jason Tauber and Susan Powers, and they make the committee membership ten. The fourth recommendation is for the Board to strive to increase the reserve funds to the good to ideal range. He said the economy does not warrant an 80-90% range, but they hope the board will make an effort to bring it up and consider the reserve funding when they plan for projects in the near future. The last recommendation was for the board to accept the 2009 audit. There was discussion and Mr. Disbrow commented that he was very pleased with the financial statements. Ms. Smith moved to approve the appointment of Susan Powers to the Budget and Finance Committee. The motion was seconded by Mr. Disbrow and approved unanimously. Ms. Smith moved to accept the January 2010 financial statement. The motion was seconded by Mr. Mizner and carried unanimously. Ms. Smith moved to approve the February 2010 financial statement. The motion was seconded by Mr. Mizner and unanimously carried.

3. Master Planning Commission – Mr. Disbrow asked if a date for the board retreat had been set, and recommended that it be in May.

Water Management Committee The committee meeting minutes were provided at tonight's meeting. Mr. Wilson reported on the progress for the rain harvesting project, and noted that the vendors will be helping and provide input. The City of Mesa is providing water meters in order to monitor the water usage, and the Arizona Professional Landscape Designers are becoming involved and will help. The City of Mesa is helping with the rainwater harvesting educational programs also. Approximately 12 vendors will be at the water conservation fair on April 10. The project is designed to be finished by then and will be dedicated at the conservation fair. He thinks the design will exceed the goals for harvesting the rainwater. Lots of the labor will be provided by students at MCC, and all costs to the Ranch will come from the Water Conservation Fund. Mr. Wilson is excited about the marketing aspect of the project, there will be videotaping during the construction and the press will be called to come look at it. When the pancake breakfast is finished around noon the Board members and others will be invited to watch the demonstration and dedication. Mr. Wilson asks for confirmation of the plan and funds. Mr. Mizner moved to authorize the expenditure from the fund and proceed with the project. Ms. Bailey seconded the motion, and after discussion it was amended to state "with a 10% discretionary overrun funding (\$14,000 + 10% discretionary overrun) subject to the executive director's approval". The second agreed, and the motion carried unanimously.

4. Recreation Commission. Ms. Smith reported that the minutes were provided tonight, and that the wine tasting had been a huge success. It has been requested to have a microbrewery beer tasting, and staff is working on that. The book sale was a success, and "Rocking in the Park" was very successful with good bands and lots of fun. Future events are the Easter Eggstravaganza April 3rd, a dodgeball tournament for the "tweens", spring break was canceled, there is a movie in the park on the 23<sup>rd</sup> and the Relay for Life is April 17<sup>th</sup>, and the Kiwanis Club spaghetti dinner is April 10<sup>th</sup> with a talent show.

Ms. Bailey reported on the tennis, and said Mr. Melgreen had looked at the tennis courts and was very pleased at the maintenance of the courts. The lights will be set to come on 15 minutes early. There is a free doubles play scheduled for March 24<sup>th</sup> between 2:00 and 4:00 p.m., and everyone is welcome. Mr. Barnes will be at the annual meeting to encourage more Dobson Ranch residents to use the courts. Pickleball will be discussed later. Ms. Bailey said

Emily has taken over the bulletin boards and is keeping them up to date, and she suggested that information on other Ranch events be included on the bulletin boards.

#### **HOMEOWNER COMMENT:**

1. Susan Powers, 2434 S. Catarina, said that she thinks Booker T. Washington Elementary School has a garden, and she knows that Rhodes Jr. High has a garden, and she thinks it would be a good idea to get the schools involved in the project.

#### **UNFINISHED BUSINESS:**

1. Fence Committee. Ms. Ray-Brethower reported that four people have called in to be on the committee, and Ms. Smith, Ms. Bailey and Mr. Kirk volunteered to be on it at the meeting tonight. The meeting has not been scheduled yet in order for more homeowners to read about the committee in the Ranchers' Roundup and volunteer to serve on it.

2. Audit. The audit was discussed at the joint meeting on March 8<sup>th</sup>, and the Budget and Finance Committee has asked for board approval of it. The audit will be posted on the website and also be available at the annual meeting. Mr. Disbrow moved to accept the audit as presented by Butler, Jones and Hansen. The motion was seconded by Ms. Smith. It was noted that there has previously been discussed extensively. The motion carried unanimously. Ms. Ray-Brethower announced that Ms. Kroum has accepted the position of Finance Director, and that a temporary accounting worker is good in her position and we are negotiating with the agency to hire her permanently.

3. Foreclosure Policy. Ms. Ray-Brethower said that Mr. Mizner requested that we form a committee on foreclosures, and she wanted to discuss foreclosures. She said that we have 88 active foreclosures, 61 court warning letters have gone out and 40 letters warning about liens in February. Judgments total \$34,133, bankruptcies total a little over \$12,000 which will be written off, and payment plans total \$7,100. There is a warrant out for someone's arrest for \$1,060 for failure to appear in court. One time a person got arrested for the same reason. The total is about \$65,000; there is a problem of being unable to locate people which causes us to be unable to pursue them legally. The board needs to decide what Point you want to proceed with foreclosure, the dollar amount, etc. Mr. Mizner has a contact at Park Place where they have done foreclosures, and Ms. Ray-Brethower informed him that we have no policy to give her direction. Ms. Ray-Brethower said that 32 properties owe us over \$1500. There was discussion and Mr. Disbrow moved that we form a committee to develop a foreclosure policy. Mr. Mizner seconded the motion, and it carried unanimously. There are approximately 150 rental properties registered with us.

4. Pickleball Court. The cost of the conversion is in the director's report. There is an article in the Roundup for interested parties to contact the office, and it is also in the survey that will go out with the ballots.

#### **NEW BUSINESS:**

1. "Celebrate Community" Annual Meeting. There will be hamburgers and hotdogs from 5:00 – 7:00 p.m. with the band Come Back Buddy to provide music prior to the

annual meeting on Tuesday, April 13<sup>th</sup>. The meeting will begin at 7:00 p.m. and awards will be presented.

2. Legislative Action Committee. There was information provided in the packet about the CAI Legislative Action Committee including a request for donations. We have donated \$250 in the past to help fund lobbyists at the legislative level. One house bill coming up involves ham radio antennas. The money could come from the public relations budget for the board. The annual budget is \$5,000. Mr. Mizner suggested contributing \$500 to the Committee. Mr. Mizner moved to increase our payment to CAI to \$500 for legislative activities, rather than the current \$250. The motion was seconded by Mr. Hegrenes and carried with one nay from Mr. Disbrow. The funding will come from the attorney fee portion of the budget.

3. Logo Agreement. This subject was skipped until after the Miscellaneous Business section. Logo specifications including the colors to be used in the rainwater harvesting. This agreement was drawn up by an attorney. It was provided for information only.

#### **MISCELLANEOUS BUSINESS:**

1. Mr. Kirk said that last month there was a motion to begin enforcing the current CC&R directives as they relate to the fences, and that was defeated in favor of forming a committee to come up with a policy on the fences. His concern is that committees have been evaluating this since the 1980's and the actions to do something different have not been executed or implemented. He is concerned about the fiduciary responsibility to ensure that the CC&Rs are enforced, and on that basis he moved that we increase enforcing the current CC&R directives as they relate to the homeowner fences. The motion was seconded by Mr. Hegrenes. There was discussion about the methods of enforcement, and that the CC&Rs state that the homeowner has the responsibility to maintain the fence. (Mr. Hegrenes left the meeting at 8:30 p.m.) There was more extensive discussion and the question was called. The motion carried unanimously.

#### **HOMEOWNER COMMENTS:**

There were no homeowner comments.

Ms. Ray-Brethower included a flyer for the 2010 Neighborhoods Arizona! Conference & Tradeshow, and encouraged board members interested in attending to register early and get a discount. Mr. Mizner suggested sending the information out to the sub-associations. Ms. Bailey commented that she, Ms. Smith and Ms. Bristow attended the Fiesta District meeting.

#### **ADJOURNMENT**

There being no further business to be brought before the Board, the meeting was adjourned at 8:42 p.m.