

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

May 20, 2010 - 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, Joanne Smith, Chuck Fletcher, Frank Mizner, Sandra Murray, Guy Wolf, Mike Wall and Lynda Bailey. Ted Disbrow had an excused absence. The following staff members were also present: Michele Ray-Brethower, Joanna Loftus, Emma Kroum, Donna Chapman, Dennis Melgreen, Emily Sherman, Craig Wilson and Kimi Towery.

HOMEOWNER COMMENTS OR PROPOSALS:

1. Susan Fugger, 2563 S. Salida del Sol, President of the Dobson Dolphins, requested a \$500 sponsorship from the Association, to help defray the costs and make joining the team less expensive for residents. Mr. Mizner asked if the request met the requirements of the Sponsorship policy, and was assured that it did. Mr. Mizner moved to provide the \$500 sponsorship to the Dobson Dolphins. The motion was seconded by Ms. Bailey and unanimously approved.

2. Manelle Williamson, 2519 W. Madero, spoke about the lack of enforcement of the CC&Rs and the negative impact it had on homes on the Ranch. Several homes in her neighborhood have been in various stages of construction for periods of up to one and one half years. She suggested stronger enforcement methods of the CC&Rs, higher fines and that architectural permits with a beginning and ending date.

3. Mike Rosenfeld, 2470 S. Playa, spoke about problems with vandalism at his home that adjoins a public walkway and dock. He has had incidents of students climbing his fence and getting on his dock, and has no response from the police when he calls. Officer Townley said that there are few police at this station and that the area around Mr. Rosenfeld's house is hard to locate. He said he is willing to switch his schedule in order to catch the vandals. He reported that the police prioritize calls, and that this is a non-emergency situation which is lower priority. There was discussion about the lack of police response. Mr. Rosenfeld spoke about extensive damage done to his boat and property. Officer Townley said he would continue to work with Mr. Rosenfeld on the problem.

3. Nate Caine, 1325 W. Keats, said he has found lots of the Dobson Ranch logo signs that are obscured by plant overgrowth. He also said debris is between the sign and the homeowner fence on Emerson. He said a dismantled air conditioner on a roof has a blue tarp covering it. He provided pictures of numerous violations, and also yards at foreclosed houses. He thinks the association should remove the weeds from the yards. He then complimented recreation staff for providing a meeting room at the last minute for a census class that he was teaching.

Ms. Murray had received a letter from a concerned homeowner requesting that the splash pad have a fence around it to prevent small children from wandering into the pool area and falling in. Ms. Ray-Brethower said there was no fence in order to accommodate families with small

children who might also have older children in the pool area and need to be able to freely go in each direction.

ELECTION OF BOARD PRESIDENT

The ballots were collected for officers and Ms. Ray-Brethower announced the results. The new Board Officers are as follows: Ted Disbrow, President; Barry Hegrenes, Vice President; Lynda Bailey, Secretary; and Chuck Fletcher, Treasurer. Mr. Hegrenes assumed the Chair of the meeting due to the absence of Mr. Disbrow. He congratulated Ms. Murray on her performance as President for the past three years.

PRESIDENT'S REPORT

There was no president's report.

DOBSON DISTRICT CRIME REPORT COMMUNITY LIAISON OFFICER CHAD TOWNLEY

Officer Chad Townley reported on the crime in the area in April. There were 9 fewer calls for service, and there were five residential burglaries in the Dobson Ranch area, and several of them were caused by open garages that had bicycles stolen. Prints were taken in two of the home burglaries. There were three vehicle burglaries in Dobson Ranch, two had broken windows. Electronic items were taken in each case. There was an attempted robbery at Chase Bank.

MCC

Mr. Hegrenes called on Mr. Jared Langkilde, representing Mesa Community College, who asked for a letter of support from the Board if they approved the concept of an athletic complex for Mesa as proposed by MCC. The complex would be for events smaller than those requiring seating for very large crowds. They have contracted with a firm to do a feasibility study for the concept, which would include three main facilities: a community event center seating 5,000 to 7,000 seats with an ice hockey arena which could have a floor overlaid on it for basketball, wrestling, volleyball tournaments, graduation ceremonies, concerts, community events, etc. The second would be a 15,000 to 20,000 seat football stadium – track and field facility. The third facility would be a natatorium, swimming and diving facility-student recreation center, which would also be open to the public. In conjunction with that would be ancillary facilities – baseball fields, softball fields, sand volleyball courts, tennis courts, racquetball courts along with some classrooms, parking garages and whatnot. The sales tax revenue for the City of Mesa for the Fiesta district has plummeted in the last five years and the college is concerned about the vitality of the area, along with the hospital and Fiesta Mall. They have invested over \$500 million into the area and it still has not been enough. The city will invest \$10 million in new lighting, street improvements, enhancements and landscaping. The goal is to be able to serve a real local community need. The college looks to get an economic boost to the area by hosting regional championships, and also academic use both for the public school system and the community college. They hope to have the study by December, and would like to come back to the Board at that time with pictures of the project. It could also be used in an emergency situation for a mass staging area. They feel due to the

location it could qualify for some federal money with the freeway and airport in close proximity. Jobs would also be created. Friendship Village, the Fiesta Mall and others have contributed letters of support already, and now they are asking for the support of Dobson Ranch. There was discussion, and it was determined to vote on the letter at this time. The cost of the project could be from one to two hundred million dollars. Mr. Mizner moved to direct the executive director to prepare a letter for the president's signature indicating the association's general support of this concept for an athletic complex/community event center including fields, natatorium, track, football and enclosed facilities, concerts, etc. that would involve MCC as well as the city of Mesa. Ms. Smith seconded the motion, which carried unanimously.

CONSENT AGENDA

Mr. Hegrenes moved to approve the consent agenda consisting of approval of the minutes for the March Board of Director's meeting. Mr. Fletcher seconded the motion, which carried unanimously.

DIRECTOR'S REPORT

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

- She contacted the city of Mesa and there have been no permits issued for the Sin City Hookah Lounge on Alma School, or the renovation going on at the old Scouts location.

COMMISSION REPORTS

1. The Member Services/Marketing Commission – Mr. Mizner reported that the Beautification Committee met April 1, May 6 and May 13. They have been very productive and have several new members and also a new committee chair. They are working on the proposed community garden and have drafted guidelines that have been distributed to the board members via email. The proposed site is the present Dobson Pines tennis court, which is fenced and locked with access to water. The cost for a plot will be approximately \$75. The surface of the court needs to be resurfaced so it would have to be replaced and the gardens will not further damage it. The proposed pickle ball court can be moved to the Brook Edge tennis court area.

2. Finance Management Commission – Ms. Smith said the committee met and recommended acceptance of the March and April finance statements. They also recommended approval of the estimate of \$89,960 for landscape and irrigation on lake one at Los Altos. In addition they recommend approval of the purchase of shade structures at the La Casita pool area, with funding not to exceed \$10,000 and the funding to come from the capital fund, which will be discussed later under New Business. Ms. Smith moved to accept the March 2010 financials. Ms. Murray seconded the motion which unanimously carried. Ms. Smith then moved to accept the April 2010 financial statement. The motion was seconded by Ms. Murray and unanimously carried. The landscape and irrigation on lake one will be discussed under New Business.

3. Master Planning Commission – Mr. Wolf said he met with Mr. Hegrenes, Mr. Disbrow and Ms. Ray-Brethower and went over the Reserve and Capital projects completed in 2009. The next major project will be discussed at the Board retreat June 12th.

Water Management Committee Mr. Wilson reported that the water harvesting project is completed and fully operational. The Water Management Committee wishes to again do the reverse irrigation this year, and cut down on watering the Bermuda grass and plant rye grass in the fall for the fall events, using the water that we saved during the summer. The consensus of the board was to proceed with the reverse watering.

4. Recreation Commission. Ms. Bailey reported that all tennis events are posted on the bulletin board by Emily, and she had nothing further to add. Ms. Smith reported that this Saturday marks the La Casita pool grand re-opening ice cream social. Future events are July 16th “Summer Suds”, a micro-brew tasting, will be held at La Casita at 6:30 p.m. The recreation staff is working to get kids registered for the summer camp. Registration is lower this year, as Booker T. Washington school also has a program this summer. Tim Barnes will be holding a tennis social on June 25th at La Casita.

Mr. Hegrenes suggested moving agenda items Boat Slips, Dobson Dinghy and Rose/Tree Memorials from the agenda tonight to the Board retreat planned for June 12th. The board agreed to the change.

UNFINISHED BUSINESS:

1. Fence Committee. Ms. Bailey reported that the policy is moving along and is being looked at by our attorney. It will be provided at the retreat and can be discussed there. The Committee will meet again before the retreat.

2. Recreation Class Fee Update. There is information in the packet. There has been positive communication between the recreation department and the instructors, and income has increased dramatically. Total income for the instructors is also up. The recreation department wants to continue with the program.

NEW BUSINESS:

1. Los Altos Irrigation Replacement. There was \$154,500 set aside in the reserve study for replacement of the irrigation at Los Altos. The entire project was broken up in cost centers, and the total project estimate is \$89,960. Most of the work is being done by staff, and the plants are from the Beautification list of plants. Ms. Ray-Brethower went over the projects and said that the sprinkler system can be used if we ever convert to watering with lake water. Several additional pieces of equipment will be purchased with funds from the capital fund account. There was discussion about the ocotillos and Texas Ebony planted along the pathway, and concern was expressed about the thorns on the plants. Mr. Melgreen will be consulted about them. 1.2 million gallons of water have been saved so far this month due to the removal of the plants and grass in the area. Mr. Hegrenes moved to approve up to \$90,000 for the irrigation/landscape project on lake 1, with the monies to come from the Reserve Fund. The motion was seconded by Mr. Fletcher and carried unanimously.

2. La Casita Shade Structures. Ms. Towery presented bids for a Capital Improvement project consisting of shade structures for the La Casita pool area. The pool was closed in 2009 for the entire season, and opened in March of this year, and a thousand people came to the area this year. There is a need for shade structures in the area. She has three bids, which are included in the packet. There was discussion about the bids, and staff recommends the bid from Sun Ports for three shade structures for \$8,392.29. The Capital funds are allocated at \$25,000. There was discussion about the different structures. Mr. Hegrenes moved to approve up to \$20,000 to purchase and install shade structures Shade Masters option B and three Sun Port structures as presented this date, with funds to come from the Capital Fund. Mr. Wall seconded the motion. Ms. Bailey wanted the record to reflect that the Beautification Committee should have seen this project when staff first started talking about it. Ms. Murray thinks the Beautification policy should be reviewed and should be discussed at the retreat. The motion carried unanimously.

MISCELLANEOUS BUSINESS:

1. There was no miscellaneous business.

HOMEOWNER COMMENTS:

There were no homeowner comments.

ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 8:54 p.m.