

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

**December 17, 2009 - 7:00 P.M.**

The regular meeting was called to order at 7:00 p.m. by Vice President Ted Disbrow, who led the Pledge of Allegiance. Members present were: Barry Hegrenes, Lynda Bailey, Joanne Smith, Glenn Kirk, Ted Disbrow, Frank Mizner, Mike Wall and Guy Wolf. Sandra Murray had an excused absence. The following staff members were also present: Michele Ray-Brethower, Faye Bristow, Donna Chapman and Roger Singleton.

**HOMEOWNER COMMENTS OR PROPOSALS:**

1. Dale Douglas, 1217 W. Keats, handed out a list of discussion points about perimeter fences to the Board, and asked what provisions for fences exist at the present time. He had several questions about the ownership of the fences and if they were a funded or unfunded obligation. He was informed the fences are owned by the homeowner, not the association, and therefore the obligation is for the homeowner. He was also informed that the last reserve study was done in 2008, and it includes some funding, including \$119,000 for cosmetic purposes.

**PRESIDENT'S REPORT**

There was no report.

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

Officer Chad Townley reported that the search for a new Police Chief continues. Overall crime contained 430 calls for the month of November, including 15 vehicle burglaries, 6 residential burglaries and 2 armed robberies; one at Jack in the Box and the other at Wells Fargo branch office in Albertsons. Overall there is a 10% reduction in crime for the year.

**CONSENT AGENDA**

Mr. Hegrenes moved to approve the consent agenda inclusive of approval of the minutes for the November meeting and the approval of Ron Magaw as Chair of the Water Management Committee. Mr. Mizner seconded the motion which carried unanimously.

**DIRECTOR'S REPORT**

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

- Mr. Mizner will talk about the police sub-station planned to replace the facility on Dobson Road.
- The Sponsorship Policy will be discussed under "New Business".
- The color on the front page of the Ranchers' Roundup was given to Donna by the publisher as a thank you gift.

- A letter from the City of Mesa to Lake Park Village concerning the erosion of the perimeter moat. There are numerous palm trees around the wall with severe soil erosion, and the city has concerns about the stability of the trees. Dobson Ranch has no liability in the issue. Mr. Hegrenes is working with the problem in his role with the City of Mesa, and has received legal authorization that it is not a conflict of interest.
- Ms. Ray-Brethower called on Mr. Mizner, who reported on the meeting he attended about the new city police sub-station to replace the existing station on Dobson Road. The proposed site is at Southern Avenue and Longmore. The meeting was also attended by Ms. Smith, Mr. Wolf and Ms. Bristow. The proposed location will be reviewed by the City Council early in January. There is no site plan in place, and the current location will remain with the city; however, no proposal has been made for its use. We have been assured that there will be no reduction in services for Dobson Ranch. There was discussion about the project
- Ms. Ray-Brethower thanked staff and the Yacht Club for the Winter Wonderland event, and said that the Yacht Club had another lighted parade on the following evening, and several additional impromptu parades later in the week.

## COMMISSION REPORTS

1. The Member Services/Marketing Commission – Mr. Mizner reported that the Beautification Committee met on December 3<sup>rd</sup>, and proposed some changes to their operating rules. There have been problems with having enough membership on the committee as the current rules call for nine members, and they propose lowering the number needed for a quorum. Mr. Disbrow suggested having this discussion later in the meeting under New Business. The committee will look into several items on the proposed strategic plan, such as lighting and other items of high priority when the plan is approved by the board.

Mr. Wall said the Nominating Committee activities need to be revised, as the procedure is no longer in place. Mr. Mizner and Mr. Wall will meet and devise a new plan to be presented to the board for approval. One board candidate application has already been received.

2. Finance Management Commission – Ms. Smith asked Mr. Tom McClanahan, Chair of the Budget and Finance Committee, to give the November committee report. Mr. McClanahan reported that the committee recommends approval of the November statement, and asked for board approval of Mr. Greg Davies for committee membership. He briefly reviewed the finances, and said that the committee is happy with the operating expenses for the year. Ms. Ray-Brethower commented that for the month of November operating expenses are \$17,501 under budget, and \$139,000 under budget for the year. There was a question about the transfer account that was caused by a change in the allocation of funds between bank accounts. There was some discussion about investments. Ms. Ray-Brethower has spoken with the auditors and will change the format of the financial statement in 2010. Mr. Disbrow requested a complete list of capital items spent in the year 2009 in order for them to be included in the reserve study. A fixed asset list will also be provided. Mr. Wall moved to approve the November financial statement. Mr. Mizner seconded the motion, which carried unanimously. Mr. Wall moved to approve the appointment of Greg Davies to the Budget and Finance Committee. The motion was seconded by Mr. Mizner and unanimously carried.

3. Master Planning Commission – Mr. Disbrow reported that he, Mr. Hegrenes and Mr. Wolf had a master planning session and made a few changes to the capital and reserve plans. Following discussion, Mr. Wall moved to approve the changes to the capital plan as presented. The motion was seconded by Ms. Bailey and carried unanimously. Ms. Ray-Brethower said that the surface of the tennis court at Dobson Pines was in need of repair, and that it has been suggested to change it to a pickle ball court. Ms. Bailey said there is a group willing to come in and demonstrate the game. It was determined to have the demonstration before making a decision about replacing the surface of the court. The Reserve Fund for 2009 has a plan to replace the parking lot surface at La Casita, and to resurface the parking lot at Los Altos; however, after further investigation it was determined that the parking lot at Los Altos is in much worse than at La Casita, so there is a need to reverse the order and replace the parking lot at Los Altos and seal the parking lot at La Casita. This will result in a savings as the parking lot at Los Altos is smaller than the lot at La Casita. They recommend revising the reserve plan and placing the Los Altos Parking lot first, and resurface the La Casita parking lot at the scheduled time of 2014 for the Los Altos parking lot. Los Altos replacement will be in 2010. Mr. Wall moved to accept the recommendation to rotate those two cost entities. The motion was seconded by Ms. Smith and carried unanimously.

Water Management Committee: Mr. Wilson distributed a copy of his report. Mr. Hegrenes asked about the balance in the conservation fund and was advised that there are several projected projects that will be brought to the board in January. There was a brief discussion about rain harvesting. There was discussion about the purchase of a lake leveler. The gates at lake at the end of lakes 5 and 6 are leaking, and divers will investigate the situation. He reported that the irrigation system at Frisbee Park is working well.

4. Recreation Commission. Ms. Smith reported that future recreation events include a breakfast with Santa on Saturday, on January 23<sup>rd</sup> a “bow-wow pow-wow” is planned at the park; January 13<sup>th</sup> is The Biggest Loser, which will meet once a week for 8 weeks, with topics on diet and nutrition plus exercise; and an activity called “Paint a ‘Brella” will come up in the spring. The next meeting is January 12<sup>th</sup>.

#### **UNFINISHED BUSINESS:**

1. Strategic Plan. The Strategic Plan is included in the packet. Mr. Hegrenes moved to adopt the Strategic Plan as drafted entitled Strategic Plan for 2009, with the addition of the word “uniformly” enforce on page 3. The motion was seconded by Mr. Wall and following discussion carried unanimously.

2. Unlicensed Boat Fees. Mr. Mizner presented a recommendation to fine boat owners for having unlicensed boats, per suggestions outlined in the Director’s report. The recommended procedure is to send a letter requesting the member purchase a boat permit. Ten days later the first fine is \$50, wait 10 days, fine \$75, wait 10 days and fine \$150, then 10 days later if still in non-compliance the fine is \$250. If no response the boat can, with board approval, be towed from the lake by a professional boat company and the cost will be charged to the homeowner. The homeowner will be taken to small claims court to collect the fines/fees for non-compliance. Mr. Wall moved to accept the recommendation as outlined in the December 2009 Director’s Report to the Board of Directors, inclusive of a 60 day “grace

period" for new license purchases through March 1, 2010. The motion was seconded by Mr. Mizner. There was discussion, and the motion carried unanimously.

There was a 5 minute break.

3. Fences. Mr. Tom Minor spoke about the problem with Ranch arterial fences, including the history of the problem. He said six test panels are in place to see what is the most effective in treating the spalling issue. There are five miles of fences that need to be addressed, which includes a limited number of interior fences. All the fences have been surveyed and all the panels have been counted in order to provide a base to build on for repairing them and preventing further damage. He said that the critical zone for water penetration is three feet high due to the penetration of water from the top, from sprinklers, and it migrates up from the ground, and that there is almost no deterioration above that line. He discussed several different methods of removing the old finish prior to resurfacing, and said the estimated cost for repairing the five miles of fencing would be \$294,984 for the entire project. There are 2,207 panels which need either partial or complete replacement. A homeowner meeting is scheduled for January 27<sup>th</sup> for homeowners to voice their opinions on ways to remedy the situation. There was discussion, and Mr. Douglas asked if the problem is structural, and if the wall would fail because of it. There was more discussion and Mr. Caine voiced his opinion about the proposed facades on the test panels, saying he feared it would be monotonous.

#### **NEW BUSINESS:**

1. Beautification Structure/Guidelines. Proposed changes to the Beautification Committee structure were included in the board packet. There was discussion about the number of members present needed to establish a quorum. It was proposed to wait another month and see if more people can be recruited for the committee. Mr. Mizner moved to table the discussion until the January meeting. Mr. Wall seconded the motion, which carried unanimously.

2. Sponsorship Policy. A proposed Sponsorship Policy was included in the packet. Mr. Disbrow read the definition of sponsorship and briefly outlined from the policy. There was extensive discussion and it was determined to get a legal review of the policy and include in it that it applied only to Dobson residents. The subject will be on the agenda for January, and Mr. Disbrow will make some changes and send it out to the board prior to the meeting.

#### **MISCELLANEOUS BUSINESS:**

1. There was no miscellaneous business.

#### **HOMEOWNER COMMENTS:**

1. Nate Caine, 1325 W. Keats, expressed concern about an emergency evacuation plan for the schools in the area in case of an emergency, such as the gas main break at Alma School and Guadalupe. He asked about coordination with the City of Mesa Emergency Services.

2. Rick Tracey, 2238 S. Cottonwood, said that he has attended a number of board meetings, and has been unable to hear most of the proceedings. He asked the members to use the microphones.

Ms. Bailey advised that she will be unable to attend the January meeting.

## **ADJOURNMENT**

There being no further business to be brought before the Board, the meeting was adjourned at 9:34 p.m.

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