

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

February 21, 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, Glenn Kirk, Ted Disbrow, Frank Mizner, Mike Wall and Sandra Murray. Guy Wolf and Lynda Bailey had excused absences. The following staff members were also present: Michele Ray-Brethower, Faye Bristow, Donna Chapman, Dennis Melgreen and Kimi Towery.

HOMEOWNER COMMENTS OR PROPOSALS:

There were no homeowner comments.

PRESIDENT'S REPORT

There was no report.

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

Officer Chad Townley reported that there were a few more calls for service in January compared to January of last year. The two biggest crimes all over the district are residential and vehicle burglaries. There were nine vehicle burglaries in our area in January, and the majority of articles taken are GPS and purses. Residential burglaries totaled 8 for January. He provided safety advice concerning strangers at the door.

CONSENT AGENDA

Mr. Mizner moved to approve the consent agenda inclusive of approval of the minutes for the January meeting. Mr. Wall seconded the motion, which unanimously carried. Mr. Mizner then moved to approve the February 10, 2010 special meeting. Mr. Wall seconded the motion. Mr. Disbrow commented that the meeting was to revise the Capitalization Policy to remove some language that the auditor brought up that needed to be removed in order to continue capitalization, and that it had no impact on the Dobson Association in a significant way. The motion carried unanimously.

DIRECTOR'S REPORT

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

- She introduced Dennis Melgreen, the new Landscape/Maintenance Superintendent. Mr. Melgreen gave a brief background synopsis of his work history.
- Ms. Ray-Brethower introduced Emma Kroum, the Interim Finance Manager. Ms. Kroum has been a Ranch employee for seven years in accounting, and worked as the Interim Finance Manager for the Ranch at another time. Ms. Kroum gave a brief history of her background. Ms. Ray-Brethower reminded the members of the combined

meeting on March 8th with the Budget and Finance Committee and the audit firm to discuss the audit. The regular Budget and Finance Meeting will be held on March 15th.

- We are getting bids for the pickle ball court at Dobson Pines.
- Normally there is not an April Board meeting due to the annual meeting, but due to a change in the by-laws there will be a meeting April 22nd. MCC has announced that they would like to make a presentation of their proposed athletic complex at that time. New officers will be elected at that time.
- She would like to have a community celebration for the annual meeting, with hamburgers, hotdogs and possibly a band from 5:00 to 7:00 p.m. There will be booths for all the committees and clubs. The Board agreed with the concept. A vendor will provide the food.
- ADWR was very pleased with the presentation and is happy with the direction we are heading with conservation.

COMMISSION REPORTS

1. The Member Services/Marketing Commission – Mr. Mizner reported that the minutes were distributed for the Beautification Committee meeting on February 4th. There are two new members, and the committee is prioritizing proposed projects for consideration at the annual Board retreat, which will occur in May or June.

Mr. Wall said the Nominating Committee had one candidate a month ago, and now there are approximately eight potential candidates. He is looking forward to completing the process this year.

2. Finance Management Commission – Ms. Ray Brethower reviewed the December financial statement which contained the audit adjustments. There was discussion about the adjustments, and a review of the statement. The financials for January were reviewed, and the accrual process was discussed. There was discussion about the receivables, and the billing due to quarterly payments. Following discussion, Mr. Disbrow moved to not accept the January 2010 financial statement as presented this date to the Board until we have an audit explanation of the entries into the liability accounts. The motion was seconded by Mr. Mizner and carried unanimously. Ms. Smith moved to accept the December 2009 financial statements, post-audit by Butler and Jones CPA. Mr. Wall seconded the motion which carried unanimously. Mr. Mizner moved to accept Mr. Jay Jones as new member of the Budget and Finance as recommended by the Committee. Mr. Kirk seconded the motion which was unanimously approved.

3. Master Planning Commission – Mr. Disbrow reported the fence situation would be discussed later in the meeting, and that the commission report was that there were no changes from the last master plan that was put forward, and we are still operating from the plan that was done in the December time period. He thinks there is no need for another meeting until after the retreat. Mr. Hegrenes asked if we could talk about the 2009 capital and reserve expenses at roughly \$636,000. Ms. Ray-Brethower called attention to the reserve fund purchase reconciliation shows the accrued income and the ending fund balance and said that it would be provided for capital, reserve fund and water each month so you can see what has been spent. The information will be provided to the Budget and Finance Committee as well.

Water Management Committee A copy of the committee meeting and the presentation section of the ADWR report was in the Board packet. Mr. Wilson reported that ADWR was very receptive to the presentation and had some very favorable remarks and approved the expenditure budget for the upcoming year. One outstanding project is rainwater harvesting, and ADWR was interested in the proposed demonstration of the process. Mr. Wilson is working with vendors who want to market the equipment and to use Dobson Ranch as a place to demonstrate the process. In addition to providing half the water needed to water the roses, the project would be a viable marketing tool for the Ranch. He discussed the benefits of rainwater, and said that the project would be funded from water conservation funds. The materials for the project would be provided at cost, and the vendor will provide the labor in exchange for using our system as an exhibit. He asked for board permission to go out and market the rainwater harvesting system and thinks we can gain lots of publicity by this undertaking. All costs incurred would come from the Water Conservation Fund. There was discussion, and Mr. Disbrow moved that the Executive Director prepare or procure documents for Board review and approval which would include use of Dobson Ranch's approved logo in exchange for use of the rainwater harvesting project with a period not to exceed three years for use of the trademarks for that period of time and to be only used for use by vendors who have participated in that project. The motion was seconded by Ms. Murray and carried unanimously.

4. Recreation Commission. Ms. Smith reported that the "bow-wow pow-wow" was a success, with over 50 dogs at the park. The "biggest loser" event was also a success, and there will be another "biggest loser" starting March 10th thru April 28th. There is a "Paint a 'Brella" exhibition in the lobby of La Casita, and the deadline for the event is February 27th. They will be displayed at the garden tour/pancake breakfast on April 10th. The recreation department has hired an intern for the spring semester, whose name is Emily Sherman. She is a senior at NAU, and will be starting on Monday. February 26th there is a BYOB wine tasting at La Casita, with a live band and appetizers. Prizes will be awarded to the winners in each category. Vandalism has been reported at the Los Altos basketball court, new posts, backboards, rims and nets have been installed there. On February 28th there is a pickleball demonstration scheduled at Dobson pines. On March 13th there will be a book sale at La Casita that will benefit the Recreation department.

8:35 p.m. Mr. Hegrenes left the meeting. He volunteered to be a member of a fence committee if one was agreed on.

UNFINISHED BUSINESS:

1. Fence Meeting Discussion. Ms. Ray-Brethower asked for direction about the fence situation, and said that the existing fence policy is in conflict with our documents. Mr. Kirk moved to authorize the Executive Director to form a committee of board members and homeowners to review and devise a policy. Mr. Wall seconded the motion. The was discussion about the purpose of the committee. It was pointed out that the last fence committee had done extensive research and made recommendations, only to result in no action due to the fact that the fences are the property of the homeowners. The policy deals mostly with party walls, and there has been lots of research done on the situation. It was suggested that the board must be ready to do something and get the fences repaired. Several different options were put forth, among them enforcing the CC&Rs and fining and to make it

more of an education and teach classes on fixing the insides of the fences. Mr. Kirk withdrew his motion, and then moved to begin enforcing the current CC&R directives as they relate to homeowner fences. Mr. Wall seconded the motion. There was extensive discussion and the question was called. The motion was defeated with Mr. Kirk and Mr. Wall voting yes and Mr. Disbrow, Ms. Murray, Ms. Smith and Mr. Mizner voting no. Mr. Mizner moved to form a committee to look at fences which includes review the two previous committees findings and get input from our legal counsel. The motion was seconded by Ms. Murray. There was extensive discussion, and it was agreed that at some point a lawyer should be involved. There was further discussion, and Ms. Ray-Brethower described the process homeowners should use to repair the inside of the fences. There was more discussion, and the question was called by Mr. Mizner, with the motion carrying with abstentions by Mr. Disbrow and Mr. Kirk.

2. City Breakfast Recap. The consensus was that the City Breakfast was a hit.

3. Audit. There will be a joint meeting of the Board and the Budget and Finance Committee with the audit firm to discuss the 2009 audit. The meeting will be at La Casita at 6:30 p.m. A light supper will be served.

NEW BUSINESS:

1. Boat Permit Fee Proposal. Mr. Mizner spoke about the registration fee for all boats and a homeowner opinion that the fee was unfair for paddleboats and all smaller boats. Mr. Mizner proposed a lower fee of \$15 for non-motorized boats. He made a motion to adopt a fee of \$15 for non-motorized watercraft. The motion was seconded by Mr. Wall. There was discussion, and it was suggested to add “not to include any pontoon boats”. It was pointed out that the fee was incurred because of people storing their boats on the water. The fees are charged for lake use in order to keep the shores maintained. After further discussion the motion was re-worded to state \$30 for pontoon and all motorized boats and \$15 for all other boats. There was further discussion and the motion was defeated with two yeas by Mr. Mizner and Mr. Wall, and nay votes by Mr. Disbrow, Mr. Kirk, Ms. Murray and Ms. Smith.

2. Asphalt Bids. Asphalt bids were included in the packet for parking lot seal and repair for Saratoga and La Casita; ADA revisions at Los Altos and Saratoga and the milling and repaving at Los Altos. The bid by American Asphalt was recommended, and they have been checked at the Registrar of Contracts and the Better Business Bureau, showing that they have an A+ rating. Mr. Disbrow moved to accept the bid by American Asphalt and Paving not to exceed \$35,000. The motion was seconded by Ms. Smith and unanimously carried.

3. Foreclosure Policy Mr. Kirk proposed that this subject and the Pickleball Court be postponed until the next meeting. The Board concurred. Ms. Ray-Brethower agreed to the postponement in order to give her time to further research the foreclosures and better inform the Board.

4. Pickleball Court – Postponed.

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 9:32 p.m.

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