

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

June 17, 2010 - 7:00 P.M.

The regular meeting was called to order at 7:01 p.m. by President Ted Disbrow, who led the Pledge of Allegiance. Members present were: Barry Hegrenes, Joanne Smith, Chuck Fletcher, Frank Mizner, Sandra Murray, Guy Wolf, Ted Disbrow 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, Craig Wilson and *Roger Singleton*.

Mr. Disbrow said that written homeowner comments would be accepted at the beginning of the meeting, he will allow some comments from the floor and discussion will be limited to three minutes for discussion on any single item. He will entertain comments from two people in favor of an item and two people who oppose it. If there are more than two people wanting to comment the discussion will be limited to two people on each side.

HOMEOWNER COMMENTS OR PROPOSALS:

There were no homeowner comments.

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

There was no crime report.

PRESIDENT'S REPORT

Mr. Disbrow said that in the future he will be commenting on the activities of the Board, and that the Director's report would be covering the operations of the community. He reported that the Board retreat was a very productive day, focused mainly on the refurbishment of the fences, which be discussed later in the meeting. He thinks it is worthwhile for the Board to spend a day planning the year's activities, and plans to continue the process in the future.

APPROVAL OF THE MAY BOARD OF DIRECTOR'S MEETING MINUTES

Ms. Bailey moved to approve the minutes for May. Mr. Fletcher seconded the motion, which carried unanimously.

DIRECTOR'S REPORT

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

- She provided information about the Dobson Bay Club foreclosure.
- She has spoken with Councilmember Dennis Kavanaugh about the number of political signs at the corner of Dobson and Baseline and at this time the City of Mesa Code Compliance does not consider them a priority.

COMMISSION REPORTS

1. The Member Services/Marketing Commission – Mr. Mizner reported that the proposed community gardens will be discussed later in the meeting. The Beautification Committee is taking a break July and August.

2. Finance Management Commission – Mr. Fletcher moved to accept the May financial statement. Mr. Mizner seconded the motion. The finance statement was reviewed by Ms. Ray-Brethower. The investments were briefly discussed. The receivables and bankruptcies and foreclosures were discussed. Staff is in the process of looking at all the receivables and is considering sending some of the accounts to an attorney for collection. There was discussion about the difference between bankruptcy and foreclosures. There was discussion about the variations, the Facilities Manager's duties, and project management. It was moved by Mr. Fletcher to approve the May financial statement. The motion was seconded by Mr. Mizner and carried unanimously.

3. Master Planning Commission – Mr. Hegrenes reported that the Capital Improvement and Reserve Funds were reviewed at the retreat and projects slated to be completed in 2010 were discussed. An updated capital plan was provided by Mr. Disbrow, who said that the key elements were two wall projects: one related to homeowner sidewall improvements and the other for wall refurbishment. The sidewall refurbishment will be funded out of operations funds, and the refurbishment to the new project area. The Reserve Plan had no changes except to go through the projects for 2009 and 2010. Mr. Hegrenes commented that lots of brainstorming ideas were done at the retreat, with some good marketing ideas evolving. Ms. Ray-Brethower is getting some quotes for a brochure, which will be funded through the capital funds account. Mr. Disbrow is changing the name of the Capital Fund to New Project Funds. Mr. Hegrenes moved to approve the revised New Projects (Capital) plan for 2010 and the Reserve Projects Plan of 2010 as was revised at the June 12 board retreat. The motion was seconded by Ms. Smith and carried unanimously. Mr. Glenn Kirk, 1870 W. Naranja, asked if the Finance Committee had reviewed the plans, and was told that normally the plans were not shown to the committee prior to approval by the board, and they will be provided for them later.

Water Management Committee There was no report. Ms. Ray-Brethower stated that almost all of the irrigation renovation on the south side of lake has been completed. The next project is the concrete curbing.

4. Recreation Commission. Ms. Smith reported that a tennis social is planned for June 24th, and there will be a beer tasting on July 16th. Ms. Bailey stated that the tennis social is for intermediate and advanced players only. On July 9 there will be dodge ball for teens.

UNFINISHED BUSINESS:

1. Fence Policy. Mr. Hegrenes gave a brief history of the fences on the Ranch, stating that we are now at a legal crossroad because fences belong to homeowners and are not common area property. We cannot do major structural changes to the fences, and are trying to come up with a plan that will be best for the community. A proposed fence policy was provided, and Ms. Bailey asked for a short break to study it. Mr. Disbrow asked for a motion to approve the fence policy, and then it can be discussed. Ms. Murray moved to adopt the fence policy dated June 15, 2010. The motion was seconded by Mr. Fletcher. Ms. Smith proposed the following changes:

- In paragraph 3 under "purpose" remove the word "recreation" before..."health, safety and welfare"...and insert the phrase "in the interest of civic betterment and common good" of the community in order to make it compatible with the attorney's recommendation
- Change Dobson Ranch Homeowners Association in the first paragraph to Dobson Association.
- Remove the word perimeter on page three Section vi.
- On page 3, section 7, v, use same language of the attorney "to promote the health, safety and welfare" of the Dobson Association, and to add "in the interest of civic betterment and common good of the community".

Mr. Mizner moved to amend the original document to incorporate the changes suggested by Ms. Smith. The motion was seconded by Mr. Wolf, and carried unanimously.

Mr. Hegrenes moved the following for amendment #2:

- Amend page 3, Financial subsection 8: remove word Financial make the last paragraph Roman numeral vi, and eliminate the number 8.

Ms. Smith seconded the motion. Ms. Bailey said that subsection 8 a. is not accurate, as the Dobson Association does own some fences. The wording will be addressed later. The amendment failed with Mr. Hegrenes, Mr. Fletcher and Ms. Smith voting for and Mr. Disbrow, Ms. Murray, Mr. Wolf, Mr. Mizner and Ms. Bailey voting against the amendment.

Mr. Disbrow proposed amendment three:

- Delete the word Refurbishment from the title,
- Under section 4, Definitions, change the word "Homeowner" to "Single Party" fence; and change the wording to read " ...a fence "that is the property of a single lot owner. A single party fence....."or (ii) a street within or along the boundaries of the Ranch."
- Change sub-section b to add "Multi" before Party Fence – and the definition to ..fence "that is shared property of two or more lot owners"...
- Change the word "cosmetic" to "aesthetic" everywhere in the document
- In Paragraph Section 7 number ii add the word "financially" planned for the cost sharing, and after and/or in that section change the word "Capital to "New Project"
- In that paragraph insert the word "be" after ...may and before the word increased.
- Under sub-section v. the addition of "as a part of the operational budget" following "Dobson Association may budget";
- removal of the word "operational" before "money" and add "annually" after money; the removal of "the word "the" before "co-sharing" and the addition of "the replacement" of fences "that border on the" common area "or street of the Ranch. Co-share replacement may be done"...

- Removal of “the” prior to health, safety.. and the addition of “issues” of the community.

Ms. Bailey seconded the amendment #3 motion which carried unanimously. There was discussion with Ms. Manelle Williamson, 2519 W. Madero, about the definition of single party and multi-party fences. The original motion to approve the amended fence policy was voted on and carried unanimously.

The Fence Refurbishment Plan is for the implementation of the Fence Policy, and the process has been divided into separate zones. There was discussion about whether or not the subject was on the agenda and should be discussed. Ms. Ray-Brethower said that it was part of the Fence Policy. There was discussion about the process and what zone should be started first. Ms. Bailey thinks it is important for board members to check the different zones and prioritize where to start. There was further discussion, and Mr. Hegrenes moved to accept the fence refurbishment plan dated June 10, 2010, with the following changes: Under B Incentives change the word cosmetic to aesthetic; under One Time Opportunity per Property, #8, change the wording to “move forward with the first selected zone with this initial process with a sunset provision.” Ms. Murray seconded the motion. Nate Caine, 1325 W. Keats, spoke up from the audience and said he thinks it might be better if the motion were tabled, as it had not been on the agenda and that several mentions of the sunset clause needed to be clarified. He was told that it is not clearly defined in the document but that the board understands the provision of the clause in this document, and that it is a pilot program and can be reviewed after a first selected zone has been completed. Mr. Disbrow said that even though the Fence Refurbishment was not listed on the agenda it was clearly understood that the Fence Policy included the Refurbishment Plan, and that was the intent of the agenda item. Ms. Ray-Brethower reviewed the plan as outlined. The question was called and the motion carried unanimously.

Mr. Hegrenes left the meeting at 8:26 p.m.

Ms. Murray moved to proceed with the refurbishment of zone 1. Ms. Smith seconded the motion. Ms. Williamson requested that the board to consider a start and finish date, and suggested that contracts have a completion date listed on them. Staff informed her that homeowners have 72 days. The total extension will be no longer than six months. The entire process was outlined for her by Mr. Disbrow. There will be meetings and letters prior to the start of the process. The motion by Ms. Murray carried unanimously.

2. Community Garden. Guidelines for the Community Garden were included in the board packet which included the contract with the homeowner and detailed information for the board’s information. Mr. Mizner spoke about the process, stating that it would be located at the Dobson Pines tennis court on Kiowa. The new project plan includes an estimated cost of about \$3,000. The cost to the homeowner will be \$50, and the entire cost for the project will be about \$80 per bed. There is room for 75 beds, but the plan is only to buy beds for people who sign up, which will probably be fewer than 75. There will be a fee for each season. Mr. Mizner moved that we implement the Dobson Ranch community Garden as recommended by the Beautification Committee per the guidelines in the packet, at the Dobson Pines tennis court. There was a second by Ms. Murray, and the motion carried unanimously. There will be signs showing each person’s plot, and a groundbreaking event on September 25th.

3. Discontinuation of Tree Memorials. The memorial trees were discussed at the retreat, and it was decided to discuss them as an agenda item at the board meeting. The current process is a fee of \$125 for a tree and plaque, and if the plaque deteriorates it can be replaced by the original donor. It is felt that there are safety and maintenance problems with the plaques, and in addition there are many of them in the common areas. In light of that, there was discussion about discontinuing the tree purchases while retaining the memorial rose plan. Ms. Bailey would like a caveat that we increase the size of the rose garden when we stop the tree plan. Following discussion, Ms. Bailey moved to discontinue the tree memorial program. The motion was seconded by Mr. Fletcher and approved with one nay by Mr. Disbrow.

NEW BUSINESS:

1. Lake Park Village Moat. The representatives from Lake Park Village were not present and the subject was tabled.

2. Surveys. Ms. Ray-Brethower briefly went over the results of the survey that was taken in April, and stated that only 145 of the almost 5,000 homeowners responded. The survey results showed that owners felt that the greatest benefit of living on the Ranch was location, with lakes and amenities next. The results will be in the Ranchers' Roundup.

MISCELLANEOUS BUSINESS:

1. Ms. Bailey spoke about subjects discussed at the City Council meetings, including the 2010-11 Budget plan, a new restaurant license for a location on Country Club Drive. They voted to approve \$224,400 for a mobile bomb replacement funded by Homeland Security, and also they are modifying fees and charges for utility customers. They adopted the rate for wastewater services. The Gila River Reservation will sponsor a \$1,000,000 pediatric diabetes education and treatment center at Banner Cardon Children's Medical Center. They also approved plans for a sports bar to be located at the old Scouts location on Guadalupe. A new station location and traffic configuration for light rail going into the city was also approved. In addition they approved the spring training facility for the Cactus League. Ms. Ray-Brethower said there were two locations being considered for the new Police Sub-Station, but they won't disclose where they are.

HOMEOWNER COMMENTS:

Nate Caine, 1325 W. Keats, commented on buying corporate bonds versus certificates of deposits with Association funds, noting that the cd's were covered by the FDIC, and that corporate bonds were not. He understood that the board was going to provide a letter of support for the multiuse facility discussed by representatives from MCC in May, and is hoping that the letter will be lukewarm in support as no blueprints were provided particularly as to the finances. He was told that there was an obligation to prepare the letter but that caution would be applied.

Mr. Mizner said that the wall along Lake 4 is going to be a challenge as it is in very bad shape. Ms. Ray-Brethower said the subject will be addressed next month. It was noted that we are under no obligation to have a wall there, as there are none along the other lakes.

Nelson Denlinger, 1762 S. Emerson, said he has lived here since June 1979, and have been working with Sam. They have a situation next door with a neighbor who is a manager for Direct TV and has a home office, and there are trucks parked all over the neighborhood. They feel that they are not receiving the help they need from the code enforcement department. They said they do not have copies of the CC&Rs or the Architectural Control Guidelines. They were provided copies and told we would address the issue.

ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 9:08 p.m.

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