

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

November 19, 2009 - 7:00 P.M.

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

HOMEOWNER COMMENTS OR PROPOSALS:

1. Robert Palmer, 2623 S. Playa, spoke about the state of the fences along primary streets and the need for fence repair on the Ranch. He thinks the Association should spend money responsibly on fences, and charge homeowners for any repairs made due to damage created by them.

PRESIDENT'S REPORT

There was no report.

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

Officer Chad Townley was unable to attend the meeting, and the report on the crime statistics for the month was given by Ms. Ray-Brethower. She reported a drop in overall crimes, and pointed out that the Dobson District goes north of the freeway where much of the crime occurs.

FIESTA REDEVELOPMENT PROJECT FOR LIVING COMMUNITIES

Dean Brennen and three of his students presented their ideas for the Fiesta District in order to renovate and rejuvenate the area. They presented several different concepts, including creating pathways and pedestrian friendly areas in addition to creating a different atmosphere by moving buildings closer to the street. There was a question and answer period following the presentation.

CONSENT AGENDA

Mr. Hegrenes moved to approve the minutes for the October meeting and Mr. Mizner seconded the motion which carried unanimously.

DIRECTOR'S REPORT

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

- Notified the Board that there is a proposed wireless tower to be built at 2155 S. Dobson Road on city property. There will be a public hearing to discuss the project on Tuesday, December 28th.
- Dr. Amalfi has provided a report on the condition of the lakes, and states that the algae is normal and the oxygen concentration is good. He is proactive on any algae that shows up in the lakes, and always checks for golden algae.
- Mr. McClanahan will discuss the roles and responsibilities of the Budget and Finance Committee in his report.
- She asks for direction from the board on the fences on Dobson Road, and a decision about how to proceed with the repair. The cost for work on Dobson so far is \$240 per panel, and there are 256 panels. The Strategic Plan calls for fence renovation, and a five year fix on the fences.
- There will be a pancake breakfast hosted by Dennis Kavanaugh on December 5th.
- The Fall Festival went well and was well attended. The Winter Wonderland is scheduled for December 5th, and judges are needed for the boat parade.

COMMISSION REPORTS

1. The Member Services/Marketing Commission – Mr. Mizner reported that the Beautification Committee met on November 5th and discussed long range improvements on the Ranch. The Executive Director provided a briefing about long range goals and objectives adopted by the Board, which will be discussed at the December meeting to see what role the committee has in the process. The committee recommends the removal of some large yuccas at southeast corner of Isabella and Dobson Road that block the views of the nice sign at that location.

2. Finance Management Commission – Mr. Tom McClanahan, Chair, gave the committee report, and said they recommend approval of the September and October financial statements. They also recommend Board acceptance of the revised Roles and Responsibilities of the Budget and Finance Committee. He went over the proposed changes to the Roles and Responsibilities. There was discussion, and there were recommendations for several changes in the verbiage of the document. Mr. Wall moved to accept the Finance Committee Recommendations for Roles and Responsibilities, with the modifications in words as noted: in #2-B: change the word “expenditures” to “funding” in B and C; add the words “shorter” and “longer” in #7, delete the word “from”, and delete the word “board” before President in #10 changes. The motion was seconded by Ms. Bailey and unanimously carried. Ms. Smith moved to approve the September and October financial statements. The motion was seconded by Mr. Mizner. Mr. Kirk requested again that when a capital or reserve expenditure is made it would be denoted somewhere in the budget report. He noted that it is his second request for explanations of the expenditures, and he also asked for an explanation for discretionary expenditures. The motion to approve the statements carried unanimously.

3. Master Planning Commission – Mr. Disbrow requested a meeting with Michele, Barry and Guy for December 2nd at 6:30 p.m. to work on strategic planning.

Water Management Committee: The report is in the Board book.

4. Recreation Commission. Ms. Smith said the committee met on November 10th and discussed several upcoming events: the Winter Wonderland is Saturday, December 5th with snow and crafts for the kids, then for the family traditional luminaries, bands, refreshments, a boat parade and boat rides by the Yacht Club. On December 19th there will be a breakfast with Santa; and a boat parade on December 13th on lake 7 by the Yacht Club with music on some of the boats. In January there will be a "bow-wow pow-wow" where residents can bring their dogs and participate in contests. There has been no problem with the newly adopted class policy. She thanked Kimi and Roger and their staff for the Fall Festival, and also Donna Chapman for the home renovation tour. Tennis committee met, and Mr. Barnes will host a free parent-child class.

UNFINISHED BUSINESS:

1. Budget and Finance Structure. This subject was addressed earlier.
2. Strategic Plan. A Strategic Plan draft was included in the packet, and Ms. Ray-Brethower asked that any changes or suggestions from members be sent to Ted, Barry or Guy prior to the scheduled meeting on December 2nd.

Mr. Mizner requested a special Board meeting to discuss homeowner walls. There was discussion about adding the topic to the agenda for the annual retreat. Mr. Disbrow feels that facts need to be gathered prior to a meeting about alternative ways to find a solution to the problem. It was suggested to get an article in the Roundup and invite homeowners to a meeting, and also to form a Fence Committee. There was extensive discussion and it was determined to have a meeting of homeowners prior to a meeting of the board members to get their input and put a plan in place. Ms. Ray-Brethower will get a letter out to all the arterial street homeowners about attending such a meeting.

3. Donation Policy. Mr. Kirk said he thinks that the policy of donating to any cause or benefit is not the intent of the Dobson Association, and with so many good causes to donate to that we could get on a slippery slope of donations. He then moved to adopt a policy of zero donations from the Dobson Homeowners Association. The motion was seconded by Ms. Bailey. Mr. Disbrow thinks the pancake breakfast is not a donation to the Retiree's Club, but due to a long standing agreement with them for preparing the pancakes. There was discussion about what constitutes a donation and perhaps making the pancake breakfast self sufficient.

Homeowner Comment:

1. Ms. Nancy Black, President of the Retirees Club, said she needs the board to understand that when the pancake breakfast was thought of by the Dobson Ranch Homeowners Association they went to the Retirees and asked them to please cook, clean, serve and do whatever they had to do. She said the board speaks about the Retirees reaping all the benefits, and she thinks they should decide if they want a pancake breakfast, and who they want to staff it. She thinks no one on the board realizes that the retirees were requested to do the event, and in turn they were told the money brought in would be put into their treasury. The club donates \$600 or \$700 dollars a year from their treasury to charities, including the Dobson Ranch "Can You Help" fund. She wants the board to understand that

this was not the retirees idea, but the Association's, and reiterated that the club does not want or need the money associated with the breakfast.

Ms. Black was told that there was no one on the Board who does not want the breakfast to continue. Mr. Disbrow wants the subject clarified by an attorney. The question was called, and the motion carried with one nay by Mr. Disbrow.

4. Unlicensed Boat Fines. Mr. Mizner noted that we currently do not have a fine in place for people who do not register their boats, and that staff can't do much more than write a letter reminding them to get a license. Ms. Ray-Brethower is recommending a \$25 fine with a 10 day grace period, with a fine of \$50 after the second letter and 10 day grace period and he thinks the \$25 is low, considering that the cost of the license at \$30. He suggests that the initial fine be \$35. Ms. Bailey said that a letter can be written stating that a boat is not registered and must be registered or removed from the lake within ten days. She thinks that the threat of legal action will be enough to get the homeowner to act, and that the court will order them to register it or the Association can remove it from the lake. There was discussion and it was determined to revisit the subject next month. A draft boat policy will be provided for the meeting.

NEW BUSINESS:

1. 2009 Audit. Ms. Ray-Brethower provided a letter and audit information from Butler, Jones and Hansen, P.C. for the annual audit. They are now in the last year of a three year contract. Mr. Disbrow moved to accept the bid from Butler, Jones and Hansen for the annual audit beginning early in 2010 and completed prior to the annual board meeting. The motion was seconded by Ms. Smith and carried unanimously.

MISCELLANEOUS BUSINESS:

1. There was no miscellaneous business.

HOMEOWNER COMMENTS:

There were no further comments by homeowners.

ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 9:37 p.m.