

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

**October 22, 2009 - 7:00 P.M.**

The regular meeting was called to order at 7:02 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, Kimi Towery, Michael Isaac, and John Knapp.

**HOMEOWNER COMMENTS OR PROPOSALS:**

1. George Meegan, President of the Mesa Dobson Ranch Kiwanis Club, asked for a donation of \$500 for the club to help them with their projects. He said Rhodes Jr. High Key Club and the Dobson Builder's Club will pick excess fruit and the Kiwanis Club will sort it and take it to the United Food Bank. They will also host a first annual "Walk for Kids" on November 14<sup>th</sup> at Laguna Park at the Fall Festival. There was discussion about the club's projects. Mr. Mizner suggested tabling the project for a month while the Board develops a policy about giving. He was told that there is a policy in place. There was discussion about donations made by the Association.

**PRESIDENT'S REPORT**

There was no report.

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

Officer Chad Townley gave a report on the crime statistics for the month. There were 42 calls to check on people, 8 residential burglaries, 4 stolen vehicles and one double homicide and a suicide. He reported that crime is higher in the summer, and becomes lower when school starts. Criminal activity in the entire district is down 13%.

**CONSENT AGENDA**

Mr. Hegrenes moved to approve the minutes for the September meeting, to be amended with the addition of Glenn Kirk's name as an attendee at the meeting. Ms. Bailey seconded the motion which carried with two abstentions by Mr. Mizner and Mr. Wolf who abstained from voting as they did not attend the September meeting.

**DIRECTOR'S REPORT**

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

- She notified the Board that staff has been accepting bids for sound equipment for the Fall Festival is at Laguna Park on November 14<sup>th</sup>, and has received a bid from Mr. Hegrenes company for approximately half the price of the other

companies that bid on the project. Mr. Hegrenes said that he made the bid not knowing what the other bids were, and that the staging provided by the other companies would be superior to the staging his corporation would provide. It was determined that our interest was in the quality of the sound equipment and not the appearance of the staging, and the determination of the board was to accept the low bid from Mr. Hegrenes.

- The La Casita splash pad is one step closer to being completed, and will be available for use on October 24<sup>th</sup> for the home tours and pancake breakfast.
- The bus pull-out passed at the City Council meeting on Monday, October 19<sup>th</sup> and there should be some action at Dobson and Baseline soon.

## COMMISSION REPORTS

1. The Member Services/Marketing Commission – There were no minutes for the Beautification meeting in the book. Ms Ray-Brethower reported that the committee wants to know when the flowers will be planted in the pots at Dobson and Isabella, (tomorrow), and they want more shrubs in the area, and asked if water is available under the trees.

2. Finance Management Commission – Ms. Ray-Brethower informed the Board that the September financials need to be done over as the insurance money received from the vandalism to La Casita was placed in the wrong cost center and needs to be placed in a different area, which will change the totals. The September financials will be included in the October packet. Mr. Tom McClanahan, Chair of the Budget and Finance Committee, told the board that the committee recommended approval of a 4% increase in assessments for 2010. In addition, the committee recommended acceptance of the bid from Valley View Landscaping to oversee the common areas for an amount not to exceed \$15,632.72. Mr. Disbrow briefly discussed the variances in the financials.

3. Master Planning Commission – Mr. Disbrow reported that the committee has nothing to discuss this month. Ms. Ray-Brethower thinks the committee should meet to discuss the Strategic Plan.

Water Management Committee: Mr. Wilson reported that the irrigation system project at Frisbee Park is in process and the park is closed. They are also working at Mini Park and have removed the olive trees. The cost of water increased by 10% due to the increase in rates by SRP. Mr. Wilson plans to include a pilot plan for converting lake water for irrigation in his report to ADWR this. The city has not only increased the cost of water, but also the cost of the meters, which affects us due to the large number of meters on the Ranch. The city golf course conversion project has not been started.

4. Recreation Commission. Ms. Smith said the Fall Festival is scheduled for November 14<sup>th</sup> and that tickets cost less if purchased in advance. There is a 5K walk, a craft boutique, a music festival, wine and beer tasting and root beer float tasting. Tennis has been busy with classes and Mr. Barnes will be on vacation until October 30<sup>th</sup>. The home tour, pancake breakfast, Halloween Spooktacular, and Monster Bash are also scheduled for Halloween weekend.

## UNFINISHED BUSINESS:

1. La Casita Pool. This subject was addressed earlier.
2. Strategic Plan. The Committee needs to meet prior to discussion of this plan. Mr. Disbrow will schedule the meeting.
3. 2010 Budget. It was determined to discuss the assessment and budget at the same time. There was discussion about the need for an increase and the budget for 2010 increase. The budget puts \$369,000 into the budget and plans for capital projects will exceed that amount, leaving the Association in the same financial position next year as we are this year if it is approved. The consensus of the board after meeting with the Budget and Finance Committee and going over the numbers is that an increase is justified. Mr. Disbrow moved to adopt the proposed budget dated 10/16/2009 as the official budget for 2010. Mr. Mizner seconded the motion. Mr. Kirk moved to amend the motion to add the assessment at the same time. The motion was amended to include an annual assessment increase of 4% for 2010. Mr. Disbrow and Mr. Mizner agreed to the amendment. The motion carried unanimously.

## NEW BUSINESS:

1. Fee Proposals. Ms. Ray-Brethower read over the proposed fee changes and revenue generator options in her report:
  - Recommend that payments be reduced to quarterly, semi annually and annually, and that monthly payments only be made by ACH or recurring credit card payments.
  - Increase annual boat permit cost from the current annual fee of \$30.
  - Transfer and Disclosure fee the same for home sales and condo sales – recommend \$150/each.
  - Institute a Working Capital Fee – recommendation would be the fee is equal to a one time the annual assessment.
  - Institute a credit card convenience fee to help defray the cost of bank merchant fees for accepting credit cards – recommend \$2.00 fee.
  - Charge more than cost for keys to facility – currently charge \$5 which is the cost of the key. Recommend \$7 for a replacement key.

There was discussion about reducing payments to quarterly, semi-annually and annually, and monthly payment only be made by ACH or recurring credit card payments. A fee of \$2 would be added to help with the cost of merchant fees for credit card use. There was more discussion, and Mr. Mizner moved to reduce payments to quarterly, semi-annually and annually; and that monthly payments can be made only by ACH or recurring credit card payments. The motion was seconded by Mr. Wall, and approved with one nay by Mr. Disbrow.

There was discussion about the fees for boat permits, and \$30 is not offsetting the cost of keeping the lakes clear for the use of boats. It was pointed out that there was an increase last year and that the lakes are kept clean for the benefit of all

residents. It was also pointed out that members of the Yacht Club voluntarily clean debris out of the lake on a regular basis. After discussion the consensus was not to raise the fees.

There was discussion about increasing the cost of the transfer and disclosure fees for condominiums to \$150 each. Mr. Mizner moved to increase fees on condo sales for \$150 for transfer fees and \$150 for disclosure fees. The motion was seconded by Mr. Wolf. There was discussion about the fees, and also an expedited fee being charged for rush statements. There was further discussion about raising both the transfer and disclosure fees to \$200. There was more discussion and the question was called, and the motion was unanimously defeated. Ms. Bailey then moved to increase the transfer and disclosure fees for both condo sales and single family home sales to \$200 each. The motion was seconded by Mr. Mizner and carried with nays by Mr. Hegrenes and Mr. Disbrow. Mr. Mizner moved to charge an expedited fee and create a new fee of \$400 across the board if someone wants a statement expedited. There was discussion and it was determined that if the title company wanted the paperwork in three days or less the fees would be doubled. The motion was seconded by Ms. Smith, and defeated with Mr. Mizner, Mr. Wolf, Ms. Smith and Ms. Murray voting for and Mr. Wall, Mr. Hegrenes, Mr. Disbrow, Mr. Kirk and Ms. Bailey voting against.

There was discussion about instituting a working capital fee, which would be a one time fee paid at the close of sale, with the money going directly to the capital fund. There was discussion about the amount the fee should be, and who would pay it. Some associations charge a one time fee equal to one annual assessment. There was more discussion, and Mr. Wall moved to table the discussion about a working capital fee until some time in 2010. The motion was seconded by Mr. Kirk, and approved with one nay by Mr. Mizner.

There was discussion about instituting a credit card "convenience" fee to offset the merchant fees charged for using a credit card. There was discussion about the sum that should be charged, and the fees that are now being absorbed by the association. It was suggested to track it for six months and see if the fee was sufficient. It was also suggested to not charge the fee for the payment of homeowner assessments. It was suggested to note in a letter to homeowners that there is no charge for the use of debit cards. Mr. Disbrow moved to constitute a credit card "convenience" fee of \$1.00 per transaction to assist in defraying the cost of bank merchant fees. The motion was seconded by Ms. Murray, and carried with one nay by Ms. Bailey.

The next discussion covered charging more for replacement homeowner fees than the cost of the key, which is now the case. It was suggested to charge \$7 per replacement key. Ms. Bailey moved that new homebuyers be provided the first key free, and any key purchased thereafter is charged a fee of \$10 per key. The motion was seconded by Mr. Mizner, and approved with nays by Mr. Disbrow and Mr. Wolf.

2. Boat Permit Prorating: Ms. Bailey asked to remove this subject off the agenda, as she has found out that the process is now in place. There was

discussion about the repercussions of not licensing a boat. It was determined to add the subject to the agenda for November.

3. Overseeding Bids. The overseeding bids are in the packet. Following discussion, Mr. Mizner moved to award the bid to Valley View Landscaping to oversee the common areas on Dobson Ranch for up to \$15,632.72 with Ms. Ray-Brethower using her discretion about using mulch application. The motion was seconded by Ms. Bailey and carried unanimously.

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#### **MISCELLANEOUS BUSINESS:**

1. Kiwanis Request for Donation: The Donation Policy was provided and discussed. There was discussion about the definition of a "Dobson Ranch Club". It was discussed that if a club adopts the Dobson Ranch name it becomes a marketing tool. There was more discussion. Mr. Hegrenes moved to delete item #4, "Club must be a recognized Dobson Ranch Club", from the existing Donation Policy. Ms. Murray seconded the motion, which carried with nays by Mr. Kirk and Mr. Disbrow. There was discussion about making donations to outside organizations. The issue of recognized clubs and sanctioned clubs was discussed, and the general issue of donations to anyone. Mr. Disbrow moved that we do not provide a donation to the Dobson Ranch Kiwanis Club for the 2009 calendar year. The motion was seconded by Mr. Kirk and approved with nays by Mr. Mizner, Mr. Wolf and Ms. Murray.

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#### **HOMEOWNER COMMENTS:**

1. Nate Caine, 1325 W. Keats, asked for clarification that various fee changes would take effect January 1, 2010.

#### **ADJOURNMENT**

There being no further business to be brought before the Board, the meeting was adjourned at 9:18 p.m.

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