



**The Dobson Association, Inc.
Board of Directors General Session Open Meeting
Thursday, January 22, 2025 7:00 pm
La Casita, Grande Room
2719 S Reyes, Mesa AZ 85202
Live Streaming and In-Person Meeting**

Meeting Minutes – Approved _____

Members Present:

President: Sam Javelosa (absent)
Vice President: Holly Prasetio
Treasurer: Stephanie Fee
Secretary: Christa Tropin

Member: Katelyn Noble
Member: Bradley Bettencourt
Member: Sandy Murray
Member: Michael Snedeker (absent)
Member: vacant

Staff Present:

Steve Burns, City Property General Manager

1. **Call to Order:**The meeting was called to order by Holly at 7:00 PM.
2. **Pledge of Allegiance**
3. **Quorum:** A verbal roll call was conducted to establish a quorum. A quorum was established.
4. **Agenda:** Katelyn moved to approve the agenda. Stephanie seconded the motion. The motion passed unanimously (6-0).
5. **Microphone and Cameras:** The microphone and cameras were checked and deemed to be in working order.
6. **Approval of Prior Minutes:** Holly moved to approve the November 21, 2024, and December 19, 2024, meeting minutes with the changes discussed. Christa Tropin seconded the motion. The motion passed unanimously (6-0).

Homeowner Comments & Correspondence:Comments and correspondence were received from the following homeowners:

- I. Brian Lynman
- II. Mike Hansen



- III. Chris Qualski
- IV. Shelley Valdez
- V. Carol Hickey

Reports

- VI. **President's Report:** Sam was absent.
- VII. **Treasurer's Report:** Stephanie Fee, Treasurer, presented the Treasurer's report, including November's financials and a review of maturities.

Committee Reports

The following committee members presented reports:

- VIII. **Recreation Committee:**
 - A. **Proposal: Independent Contractor Classes and Non-residents:** The Recreation Committee recommends that non-residents be allowed to participate in classes offered by independent contractors after the DR resident enrollment date passes. The independent contractor may then open the classes to non-residents.
 - B. **Proposal: Non-resident use of courts and Fobs:** The Recreation Committee recommends a fob audit to prevent unauthorized use of the courts and facilities and to provide a better record of facility usage. The Committee agrees that two fobs should remain free for each property in Dobson Ranch, but the price for replacement fobs and additional fobs (up to five total) should be increased. Fobs must be deactivated when lost or when a resident no longer lives in Dobson Ranch.
 - 1. Holly moved to direct staff to start the fob audit process. Christa seconded the motion. The motion passed unanimously (6-0).
 - 2. Holly moved to increase the replacement fob fee to \$35. Sandy seconded the motion. The motion passed (4-2), with Stephanie and Brad opposed.
 - C. **Proposal: Security for Recreation Centers:** The Recreation Committee recommends that Steve Burns, Community Manager, review and provide recommendations regarding the



installation and/or upgrade of security cameras and alarms for the DR Recreation Centers.

1. Steve (GM) was directed to provide options.

- IX. **Dobson Ranch Architectural Committee (DRAC):** Sandy Murray presented the DRAC report.
- X. **Master Planning Committee:** Tim McElrath presented the Master Planning Committee report.
 - A. Regarding the damage to the wall on Dobson/Keating, staff was authorized to replace the umbrella.
 - B. Stephanie moved to direct staff to collect bids and proceed with the wall repair. Holly seconded the motion. The motion passed unanimously (6-0).
- XI. **Water & Lake Management Committee:** Katelyn Nobel presented the Water & Lake Management Committee report.
- XII. **Budget & Finance Committee:** No meeting was held this month due to the holiday.
- XIII. **Preschool Committee:** Christa Tropin presented the Preschool Committee report.
- XIV. **CC&R Committee (Ad Hoc):** On hold.
- XV. **Policy Committee (Ad Hoc):** Needs more volunteers.

Management Report

- XVI. **Facility/Maintenance Report:**
 - A. Updates were provided on the dog park, Lake 1 fountain, gate replacement at the courts, and changing vendors for Roundup bids/mini roundup to a quarterly basis within the GM's discretionary spending policy.
- XVII. **Management Report:** Steve Burns, Community Manager, provided the Management Report, noting that the phone tree issue had been addressed. He also discussed the reserve study, new asphalt for parking lots, and consultants for the maintenance plan/ADA compliance.

Old Business

- XVIII. **La Casita Roof:**
 - A. Bid tabulations were reviewed from Southwest Roofing, Starkweather Roofing, Red Mountain Roofing, Gorman Roofing, and Phoenix Roofing.



- B. Stephanie moved to contract with Starkweather Roofing for foam roof repairs and metal roof repairs at \$12,874. Katelyn seconded the motion. The motion passed (5-1), with Brad opposed. Brad noted that he does not want to use Southwest Consulting for their recommendations.

XIX. Compliance Policy Discussion:

- A. Holly moved to extend the timeframe for corrective action to 21 days from the time the first letter is printed and sent. Katelyn seconded the motion. The motion passed unanimously (6-0).
- B. A cost analysis was requested for adding email violation notices.
- C. Holly moved to seek an attorney's opinion on the Association's rights to remove a watercraft or other items from the property. Katelyn seconded the motion. The motion passed unanimously (6-0).

XX. Management RFP Discussion:

- A. Interviews will be scheduled as open meetings on February 6 at 5:00 PM.

New Business

XXI. Tree Removal Ratification:

- A. Holly moved to ratify the removal of five pine trees and one palm tree. Christa seconded the motion. The motion passed unanimously (6-0).

XXII. Board Candidate Discussion:

- A. There are three candidates for the current open position.

XXIII. Landscape Services RFP:

- A. An option to retain DR employees and a requirement for five days a week on-site service will be added to the RFP.
- B. Stephanie moved to direct Steve (GM) to incorporate the changes to the RFP and send it to three qualified companies. Brad seconded the motion. The motion passed unanimously (6-0).

C. Upcoming Meetings

XXIV. February 6 at 5:00 PM: Interview with management companies.

XXV. February 13 at 5:30 PM: Workshop.



XXVI. February 26 at 5:30 PM: Executive session; 7:00 PM: General session.

Adjourn: Holly adjourned the meeting at 9:06 PM.

Respectfully submitted,

Christa Tropin, Secretary