



The Dobson Association, Inc.  
Board of Directors General Session Meeting  
Thursday, February 26, 2025 at 7:00pm  
La Casita, Grande Room  
2719 S Reyes, Mesa AZ 85202  
Zoom and In-Person Meeting

**Members Present:**

President: Sam Javelosa  
Member: Katelyn Noble  
Vice President: Holly Prasetio  
Member: Bradley Bettencourt  
Treasurer: Stephanie Fee  
Member: Michael Snedeker  
Secretary: Christa Tropin  
Member: Sandy Murray

**Members Absent:**

HOMEOWNERS : 8

**Also in Attendance:**

Steve Burns, CMCA, AMS, CAAM, Community Manager, City Property Management  
Venessa Munoz. Independent Recording Secretary

**I. Call to Order/ Establish Quorum**

- a. The meeting was called to order at 7:02 pm.
- b. Pledge of Allegiance
- c. Completed verbal role call to establish quorum. Quorum established

**II. Approval of Agenda**

A motion was made by Christa and seconded by Sam for the following resolution be adopted: RESOLVED: to approve and amend to the agenda to add an item under old business for review recreation department proposal. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

**III. Approval of Previous Meeting Minutes**

A motion was made by Holly Prasetio and seconded by Brad Bettencourt for the following resolution be adopted: RESOLVED: to approve February 26th meeting minutes subject to amendments made by Bradley. The motion was carried and

the resolution adopted by a unanimous, affirmative vote. Jan and feb 6th subject to amendments

#### **IV. Open Comments**

The floor was open to the membership during this time to express their concerns and or questions.

- Conflict of interest in Printing Contract
- Candidates Solicitation Mailer
- No Smoking Policy
- Homeowner Outreach
- Electronic Voting

#### **V. Presidents Report**

Sam presented the current financials ending December 2024 and went over delinquent accounts.

#### **VI. Treasurer's Report**

Stephanie gave a brief recap on the current financials.

A motion was made by Stephanie and seconded by Sam for the following resolution to be adopted: RESOLVED: to move \$362,895 from first citizens to Schwab reserve investments. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

A motion was made by Stephanie and seconded by Christa for the following resolution to be adopted: RESOLVED: to move 200,000 to the Schwab operating savings and 300,000 to Schwab reserves. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

A motion was made by Sam and seconded by Stephanie for the following resolution to be adopted: RESOLVED: to move 26,761 from capital to reserves and close the account. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

#### **VII. Committee Reports**

##### **A. Recreation Committee**

It was requested that the General Manager attend the next Recreation Committee meeting to discuss ongoing issues.

##### **B. DRAC - Arch review**

- No issues, 1 recent denial.

### **C. Master Planning**

- Committee Resignation – Chelse Thomas
- Kurapia Project – Moving ahead, but looking at alternative locations
- Lake Edging – Still evaluating options

### **D. Water/Lake Management**

- Lakes ecology is good

### **E. Budget & Finance**

- New committee Chair Michelle Masters

A motion was made by Sam and seconded by Stephanie for the following resolution to be adopted: RESOLVED:to approve November and December's financials The motion was carried and the resolution adopted by a unanimous, affirmative vote.

### **F. Preschool**

- Enrollment is soon
- Funding is a overlap

A motion was made by Holly and seconded by Sam for the following resolution to be adopted: RESOLVED: to amend the budget to move the budgeted amount from GL 4381 to GL 4380 to align with the original funding plan submitted by the Preschool Committee. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

## **VIII. Management Report**

### a) Facilities Maintenance Report

Steve presented the We Are City presentation to the committee and homeowners to show what City Property Management does.

The board requested the video and presentation to be sent in an Eblast to homeowners.

## **IX. Old Business**

### a) Landscape Services RFP

A Brief discussion was held regarding the Landscape Services RFP. Additional information was requested for management to address. Item was tabled pending additional information.

## **X. New Business**

### a. Pool Vendor Contract Discussion

Tabled at this time

### b. Facility Rental Pricing Adjustment

A motion was made by Christa and seconded by Holly for the following resolution to be adopted: RESOLVED: to approve suggested new rates for rentals effective immediately. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

c. Purchasing Policy

Tabled at this time

d. Management Company

A brief discussion was held regarding moving forward with selecting a management company

XI. **Next Meeting Date**

March 13th, 2025 - Board Workshop

**Questions and concerns for next meeting.**

- Requotes for landscaping to include additional reseeding options
- Landscapers moving away from dobson ranch employees
- Consult employment attorney about the implications of including employees in this contract to ensure we are not facing unknown liabilities
- Implications to insurance premiums
- Contract renegotiations

A motion was made by Sam and seconded by Holly for the following resolution to be adopted: RESOLVED:to forward this list to april to find the solutions and schedule a time with City to discuss by March 10th or sooner. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

XI. **Adjournment**

A motion was made by Sam Javelosa to adjourn the general session meeting at 8:48PM. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

Respectfully submitted:

Venessa Munoz

Independent Recording Secretary