



**The Dobson Association, Inc.**  
**Board of Directors General Session Meeting**  
**Wednesday, April 23, 2025 at 7:00pm**  
**La Casita, Grande Room 2719 S Reyes, Mesa AZ 85202**

**Members Present:**

Member: Sam Javelosa  
Member: Marc Lavender  
Member: Alicia Saxby  
Member: Bradley Bettencourt  
Member: Michael Snedeker  
Member: Katelyn Noble  
Member: Sandy Murray

**Members Absent: 1**

**Homeowners Present: 17**

**Also in Attendance:**

Steve Burns, CMCA, AMS, CAAM, Community Manager, City Property Management  
Cesar Martinez, Compliance Coordinator/Assistant Manager, City Property Management, acting Independent Recording Secretary  
Chad Turner, Lifestyle Department Manager, Dobson Ranch Recreation  
Marc Diaz, Facilities Maintenance Supervisor, Dobson Ranch Recreation

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

- A. The meeting was called to order at 7:05 pm
- B. Pledge of Allegiance
- C. Completed verbal role call to establish quorum. Quorum established

**II. Approval of Agenda**

A **MOTION** was made by Katelyn and seconded by Sam Javelosa for the following resolution be adopted: RESOLVED: to accept the agenda as presented. The motion was carried and the resolution adopted by a unanimous, affirmative vote.

**III. Approval of Previous Meeting Minutes**

A **MOTION** was made by Katelyn and seconded by Sam for the following resolution be adopted: RESOLVED: to approve March 26, 2025 Meeting Minutes. The motion was carried, and the resolution was adopted by a unanimous, affirmative vote.

**IV. Open Comments**

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

- Homeowner requesting a variance.
- Homeowner states that perimeter block walls are not appealing and can use

paint.

- Homeowner is asking why block walls need to be painted bungalow beige.
- Homeowner commented on the annual meeting, its procedures and the minutes.
- Homeowner requesting an update of what has been resolved in the community.
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- Homeowner asked why the police bulletin was shared in an e-blast.

### **Board and Committee Organizational Structure**

A. President:

**Brad and Holly were nominated for board president. Brad received Marc, Alicia, Sandra, and Michael's vote. Holly received Sam and Katelyn's vote. Brad becomes the new board President.**

B. Vice President:

**Holly was nominated for Vice President. Holly won by unanimous vote. She is the new Vice President.**

C. Secretary:

**Alicia nominated herself for Secretary. Alicia won by unanimous vote. She is the new Secretary.**

D. Treasurer:

**Katelyn was nominated for Treasurer. Holly won by unanimous vote. She is the new Treasurer.**

E. Board Liaison (Recreation Committee) : **Marc Lavender**

F. Board Liaison (DRAC Committee): **Sandra Murray**

G. Board Liaison (Master Planning Committee): **Sam Javelosa & Micheal Snedeker**

H. Board Liaison (Water/Lake Management Committee): **Katelyn Noble**

I. Board Liaison (Budget and Finance Committee): **Katelyn Noble**

J. Board Liaison (Preschool Committee): **Alicia Saxby**

### **V. Committee Reports**

A. *Recreation Committee*: Jeanne Smith reported signs were brought out to the pickleball courts but need improving such as the pickleball court location, non-emergency number, and to fix grammatical errors. Random fob checks were successful.

B. *DRAC - Architectural Review*: Sandra Murray presented committee meets on 2nd & 4th Tuesday of the month. She states this task is time consuming and not easy to walk around the entire community.

C. *Master Planning:* Tim McElrath reports the committee reviewed staff updates, Kurapia project, dock reverbishment, and parking lot remediation. New business discussed lighting at the Mini Park. Committee reviewed and evaluated the reserve study to establish a priority list. Tim will send an updated list. Master planning is responsible to see the community as a whole and prioritize maintenance. They have three active members. Their committee meets on the 1st Tuesday of every month @7pm.

D. *Water/Lake Management:* Katelyn Noble presents, committee meets on the 2nd Tuesday of the month @5:30PM. Committee reviews the health of the lakes, fish stocking, and work with water and lake consultants. She reports that the Spring Expo is coming up Saturday 4/26/2025.

E. *Budget & Finance:* Committee did not meet before the board. Committee meeting is on the 4th Monday of the month.

F. *Preschool:* Krysta Rader presents, committee meets on the 3rd Tuesday at noon, June and July there are no committee meetings. They work closely with the preschool parents club and see what the tuition money status is. Licensing update and providing budget updates to preschool. No meeting last month was due to no quorum. Committee suggests that preschool employees should work remotely in the summer and be able to clock in and out from home.

## **VI. Management Report**

Steve Burns presented the Management Report recapping action items, compliance report, work orders, and escrows. This past month we have had 442 phone calls, 25 escrows, delinquencies are down from the previous 25% in December to 11% in April, 42% of homeowners are signed up for emailed statements, 57% of homeowners are still receiving mailed statements, 70.53% of the membership has activated their portal access. Steve provided an update on the call forwarding program. Schedule board training with April Lord, Wednesday, 5:30 start time for board training, date to be determined. Paint walk with three vendors for La Casita and Foot Bridge was done April 22, 2025.

A. *Facilities Maintenance Report:* Marc Diaz presented the Facilities Maintenance report. The Saratoga bathroom fob reader was vandalised. It is now working but stucco still needs repair. Backflow was stolen near lake one, Marc will look to get a bid for a new one and new cage. Steve and Marc walked Lake 8 with a vendor to evaluate walkway lighting and he will follow up with bids for solar lighting bollards.

## **VII. New Business**

A. *Pickleball Club Application:*

Homeowner is requesting to reinstate pickleball club **Sam made a MOTION to approve pickleball club reinstatement and seconded by Brad, Unanimous vote.**

B. Board Member Appointment Discussion:

**Sam made a MOTION requesting future appointment of the open seat to be shared to the community for solicitation of potential board members.** Chrisa Tropin requested the board to highlight in the round up the position would be for one year.

C. Poolsure Water Management Contract:

Steve presents a new contact with a new vendor with Poolsure. We currently get our pool chemicals from Raven Pools. Additional equipment and new remotes, CPO, Certified Pool Operator training is provided to staff members. **Sam made a MOTION to approve the contract with Poolsure, second by Katelyn Noble. Unanimous vote.**

D. Annual Tree Trimming Discussion:

Steve advised he is still collecting bids. Based on current bids received \$30,000 should be enough for tree trimming. **Sam made a MOTION and was seconded by Brad to not exceed \$30,000 for tree trimming. The motion was carried by unanimous consent.**

E. Committee Appoints:

**MOTION by Brad and seconded by Sam to appoint Christa Tropin for Preschool and Water and Lake Management Committees and Stephanie Fee for the Budget and Finance Committee.**

**VIII. Adjournment**

A **MOTION** was made by Brad to adjourn the general session meeting at 8:47PM. The motion was carried, second by Sandra and the resolution adopted by a unanimous, affirmative vote.

Respectfully submitted:

Cesar Martinez

Independent Recording Secretary