



The Dobson Association, Inc.
Board of Director's Special Session Open Meeting
Thursday, November 13, 2024 5:30 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

Vice President: Holly Prasetio

Treasurer: Stephanie Fee

Secretary: Christa Tropin (absent)

Member: Katelyn Noble

Member: Bradley Bettencourt

Member: Sandy Murray

Member: Michael Snedeker

Member: vacant

Budget & Finance Committee Members Present:

Chair: Spencer Jarvis

Member: Pat Bresnahan

Member: Joan Long (absent)

Member: Michelle Masters

Staff Present:

Steve Burns, City Property General Manager

Marc Diaz, Facilities and Landscaping Supervisor

I. Call to Order

- a. The meeting was called to order by President, Sam Javelosa, at 5:31 pm.
- b. Completed verbal role call to establish quorum. Quorum was established.
- c. Agenda:
 - a. **Holly moved to approve the agenda; Sam seconded. Motion passed unanimously.**

II. Old Business

- a. 2025 Budget
 - a. Group went through the parking lot issues that were pending for the last meeting and adjusted the budget accordingly.
 - b. After all line items were discussed, it was determined that the budget with no increase creates a deficit of (\$89, 266), a 3% increase of assessment dues would give us an overage of \$6,941 and a 5% increase in assessment dues would give us an overage of \$71,078.
 - c. The group discussed the importance of making sure that we have enough funds to take care of maintenance items that are overdue, as well as adding additional



funding to our reserve fund to help us “catch up” as it is currently only 32.8% funded.

- d. **Sam moved to increase assessment fees to 5% with the stipulation that the overage of \$71,078 be delineated as follows: \$50,000 added to the reserve fund contribution and \$21,078 added to GL6410 maintenance contractors; Mike seconded. New assessment amount would be \$670.95 annual / \$167.74 quarterly. Motion passed 7-1 with Holly voting no.**
- e. **Sam moved to use City Property’s 3rd party agent to ensure compliance with the federally regulated Corporate Transparency Act for the price of \$450; Brad seconded. Motion passed unanimously.**

III. New Business

- a. Employee Insurance Renewal
 - a. If we continue with current employee benefits plan, we will have a small savings of a little less than 1%.
 - b. **Sam moved to continue with the current benefit plan for employees; Stephanie seconded. Motion passed 7-0-1. Brad abstained.**
 - c. Steve was tasked to start researching new employee benefit providers and HR companies.
- b. **Sam moved to amend the agenda to have discussion of our City Property Contract that expires at the end of December; Stephanie seconded. Motion passed unanimously.**
- c. **Holly moved to have the President, VP and Treasurer meet with City Property officials to discuss a possible 60-90 extension of the existing contract and report back to the Board; Sam seconded. Motion passed 7-1 with Brad voting no.**
- d. Board Workshop scheduled for tomorrow, November 14, 2024, is cancelled.

- IV. **Adjourn** – Sam adjourned the meeting at 7:57 pm.

Respectfully submitted:

Holly Prasetio, Secretary