



**The Dobson Association, Inc.**  
**Board of Directors General Session Open Meeting**  
**Thursday, November 21, 2024 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 (absent)

Member: Bradley Bettencourt

Member: Sandy Murray

Member: Michael Snedeker

Member: vacant

**Staff Present:**

Steve Burns, City Property General Manager

Mark Dias, Maintenance director

**I. Call to Order**

- a. The meeting was called to order by Holly, at 7:02pm.
- b. Pledge of Allegiance
- c. Completed verbal role call to establish quorum. Quorum was established.
- d. Agenda:
  - a. **Stephanie moved to approve the agenda; Mike seconded. Motion passes unanimously .**
- e. Microphone and cameras were checked and deemed to be in working order.

**II. Approval of Prior Minutes**

- a. Meeting Minutes: October 24, 2024, November 13, 2024 Open Board Meeting
- b. **Stephanie moved to approve the October 24, 2024, November 13, 2024; Christa seconded. Motion fails 3-3**
- c. **Brad moved to approve November 13, 2024 minutes; Sandy seconded. Motion passes unanimously 6-0**
- d. **Holly moved to approve October 24, 2024 contingent on the most recent revision of October 24, 2024; seconded stephanie; motion passes 5-1, Brad Against**

**III. Homeowner Comments & Correspondence**



- a. No homeowner comments

#### **IV. Reports**

- a. **Vice President's Report** – Holly Prasetio, Vice President
  - a. The 2025 budget was recommended approval by the budget and finance committee to the Board with a 5% assessment increase and was approved by the BOD. Some changes include modest recreation budget to bring back community events, increase in communication budget to ensure all homeowners are in the know. Sandra Rodgers has resigned from the Board and we thank her for her work and dedication to the community. We are in search for a new director and more information about recruitment will come out soon.
- b. **Treasurer's Report** – Stephanie Fee, Treasurer
  - a. Investment for SWAB account \$208,000 was reinvested in a one year treasury at 4.26. This will mature on 10/30/2025
  - b. Additional funds from sweep account, took funds out of treasury money market account to do an additional six month treasury of \$102,000 at 4.456, mature May 1st
  - c. \$11,000 in sweep account in reserves which was moved to money market now earning 4.43
  - d. next big matures are January 23, 2025, then in February
  - e. September report gave some good cash flow. Reformatting for easier read because of the transition from Barkin to City.
- c. **Committee Reports** – the following committee members presented reports:
  - a. Recreation Committee – Christa Tropin
    - 1. update on upcoming events
  - b. Dobson Ranch Architectural Committee (DRAC) – 7:21 Sandy Murray asked about boat permits 2018/2019 no more boats permits. MUST REVISIT
  - c. Master Planning Committee – Tim McElrath
    - 1. Steve and Mark joined the meeting. Reserve study discussion. Errors such as items have more life. December 3rd meeting. December 15 is the deadline finalization. Kuropia research, timeframe to plant plugs in May. Mark says we need to prep the ground.
  - d. Water & Lake Management Committee – Christa Tropin/Mark Dias
    - 1. fish has been stocked
  - e. Budget & Finance Committee – Spencer Jarvis
    - 1. Monthly financials was given to the committee to review. Review business items that are incomplete. Next meeting is December 16
  - f. Preschool Committee – Krysta Rader
    - 1. Plans for next years plan.



2. sources of income/fundraisers- give butter, transfer to accounts
  3. funded field trip to Mother Nature's farm
  4. meeting a week earlier- December 10
  5. appointment- Meg Hoog, Kathleen Tolar
  6. Action item- Accountant questions: how/when to notify parents of rate change, want to avoid double billing or accounting error.
- g. CC&R Committee (Ad Hoc) – Stephanie Fee
    1. on hold until the end of the year
  - h. Policy Committee (Ad Hoc) – Holly Prasetio
    1. has not started

#### **V. Management Report**

- a. Facility / Maintenance Report
  - a. Lake 1 fountain under warranty to be fixed. Lakes filled. Rubico scheduled to come out.
  - b. Safety shelve on lake 7 coming up on the reserve study.
  - c. Lake 1 bridge and Los altos structure
- b. Management Report – Steve Burns
  - a. 565 violations, 233 calls logged, 38 DRAC, 20 escrows, processed work orders. over 200 signed up to the portal, GO PAPERLESS, 52% of the community in the portal. Dion and Bari has celebrated their one year.

#### **VI. Old Business**

- a. Preschool committee appointment
  - a. Brad moved to approve Kathleen Tolar for the preschool committee; Holly seconded. Motion passes unanimously 6-0
  - b. Holly moved to approve Meg Hoog to the preschool committee Mike seconded; motion passes unanimously 6-0
- b. La Casita Roof updated discussion
  - a. see packet 3 companies
  - b. Mark took pictures of the roof
  - c. engineer time frame
  - d. New scope of work be to sent to 5 originals roofer bids

#### **VII. New Business**

- a. RFP- Have been sent out and companies have until December 30 to respond.
  - a. Sent out to City, APM, AMM, CCMC. All responded to complete a presentation except APM
- b. Assessment Frequency Schedule



- a. Stephanie moved to confirming quarterly assessments billing with a monthly payment option that requires homeowners to pay 2 months in advance in order to be paid in full by the 30th of the first month of the quarterly billing cycle. provide homeowners a grace period for no late fees for the first quarter of 2025 Holly seconded, Motion passed unanimously 6-0
- c. Monthly Meetings
  - a. Brad requesting change the monthly meetings from the 4th Thursday
  - b. Brad moved to permanently change monthly open/executive meetings to the fourth Wednesday of the month starting in January 2025, Christa seconded. motion passes unanimously**
- d. City Property Contract-8:39pm
  - a. meeting to agree to extend beyond 120 days to finalize the RFP process
  - b. 30 day termination contract
  - c. CP requesting a 60 day termination notice, open ended termination
  - d. Holly moved to approve the addendum City Property contract that includes a 60 day termination notice clause and no end date on the contract; Christa seconded, Motion passes 5-1, Brad against**

**Action items:**

1. boat permits 2018/2019 no more boats permits. MUST REVISIT
2. **Directed Steve to reach out to Southwest roofing to send scope of work to previous bidders, except the bidder that was out of price range**
3. **Check with documents about changing the billing**

**VIII. Upcoming Meetings**

- a. Holly moved to change the December open/executive meeting currently scheduled December 26 to December 19; Christa seconded. Motion passes unanimously 6-0**

- IX. **Adjourn** – Holly adjourned the meeting at 9:11pm.



Respectfully submitted:  
Christa Tropin, Secretary