



The Dobson Association, Inc.
Special Session 1
Wednesday, December 3, 2025 at 5:00pm
La Casita, Grande Room 2719 S Reyes, Mesa AZ 85202

Members Present:

President: Bradley Bettencourt
Vice President: Holly Prasetio
Treasurer: Katelyn Noble
Secretary: Linda Burrier
Member: Amanda Gutowski
Member: Marc Lavender

Members Absent:

Member: Michael Snedeker

Homeowners Present: (32)

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

● **Call to Order / Establish Quorum**

- A. The meeting was called to order at 5:00PM.
- B. Completed verbal role call to establish quorum. Quorum established

● **New Business**

A. Lake 7 Boat Dock Removal

- a. Brad **MOTION**/Marc seconded to temporarily stabilize the dock, allow boat slip renters the chance to move their boats and work with management to determine storage options. Following that, begin removal of the dock while the bids for a new dock marina area are being reviewed by the appropriate committees through the standard vetting process, with the intention of installing a new dock once that process is complete. The motion did not pass with a 3-3 vote. Stated Nay- Amanda, Holly, and Katelyn. Stated Yay- Marc, Brad, and Linda.
- b. Holly **MOTION**/Katelyn seconded to proceed with installing pilings to secure the dock and to hire a structural engineer to examine the dock. The motion also included adding this item to the January open session agenda and improving signage to help mitigate liability. After discussion, Katelyn rescinded her second. Without a second, the

motion does not pass.

- c. Katelyn **MOTION**/Holly seconded to provide extra signage to the dock and restrict usage of dock until the January open session meeting, where bids will get reviewed for replacement.
 - i. Amanda **AMENDED** motion to keep the docks open.
 - ii. Katelyn rescinded her motion.
- d. Amanda **MOTION**/Brad seconded to secure the docks so homeowners can use the dock and access their boats. Committees will add this item to their next meeting agenda. It will also be placed on the January open session board agenda to review bids and decide on the dock replacement.
 - i. Amanda **AMENDED** motion to put up fencing and signage, so there's a temporary restriction barrier. The motion passed unanimously.

B. Additional Steps Toward Possible Replacement

- a. Discussion was had by the membership on how to move forward with the dock. It was mentioned that the goal was to remove and replace the dock. The timeframe will vary based on committee and board discussion.

- **Homeowner Comments**

- A resident mentioned being in favor of removing and replacing the dock.
 - A homeowner requested to keep the dock as is and replace once there is a plan in place.
 - A homeowner asked if this project was on the Reserve?
 - A resident mentioned to price the dock boat slips appropriately when the dock is replaced.
 - Making sure the dock is secured and closed to prevent harm to residents.
 - A member mentioned salvaging pieces of the old dock to use for the new dock.
 - A homeowner was concerned with pulling boats out and parking them in the parking lot as this increases the chances for stolen items.
- When asked for an opinion regarding the dock's condition, Steve recommended that it be removed and replaced, noting that it poses a hazard in its present state.

- **Adjournment**

A **MOTION** was made by Brad to adjourn the Special Session 1 meeting at 6:58PM.

Respectfully submitted:
Cesar Martinez
Independent Recording Secretary