



**The Dobson Association, Inc.**  
**Board of Directors General Session Meeting**  
**Wednesday, November 19, 2025 at 7:00pm**  
**La Casita, Grande Room 2719 S Reyes, Mesa AZ 85202**

**Members Present:**

President: Bradley Bettencourt  
Vice President: Holly Prasetio  
Secretary: Linda Burrier  
Member: Amanda Gutowski  
Member: Michael Snedeker  
Member: Marc Lavender

**Members Absent:**

Treasurer: Katelyn Noble

**Homeowners Present: (5)**

**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  
Marc Diaz, Facilities Maintenance Supervisor, Dobson Ranch  
David Saldana, Account Manager, Agave Landscaping Company

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

- A. The meeting was called to order at 7:00PM.
- B. Pledge of Allegiance
- C. Completed verbal role call to establish quorum. Quorum established

**II. Approval of Agenda**

- A. A **MOTION** was made by Holly and seconded by Marc for the following resolution be adopted: RESOLVED: to approve agenda. The motion passed unanimously.

**III. Approval of Previous Meeting Minutes**

- A. A **MOTION** was made by Mike and seconded by Linda for the following resolution to be adopted: RESOLVED: to approve October 22, 2025 general session meeting minutes pending the amendments to the previous minutes.
  - a. Brad **AMENDED** the motion to strike the sentence, “primarily due to purchases for the Spooktacular event” from the previous Treasurer’s Report. Motion passed by affirmative vote. Holly abstained.

- b. Brad **AMENDED** the motion to add “Seconded” after “Sam” under New Business section A. Motion passed by affirmative vote. Holly abstained.
- c. Amanda **AMENDED** the motion to change “she noted” to “Committee recommended” in the Committee Report. Motion passed by affirmative vote. Holly abstained.
- d. Amanda **AMENDED** the motion to replace “and” with “or” under Engineering Consultation Section A. Motion passed by affirmative vote. Holly abstained.

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

- No homeowner comments

#### **V. Landscape Report**

David Saldana provided an update on the community’s landscaping activities. He reported that the landscape crew recently completed trimming along Lagos Vista. Irrigation repairs are ongoing, and the backflow systems are scheduled to be tested this week. David noted that the team is currently in Phase 2 of the irrigation audit, during which they are addressing all repairs covered under the existing contract. For items not included in the contract, he will be preparing proposals for the board’s review.

#### **VI. President’s Report:**

- A. Brad provided an update on community projects. He shared that the Spooktacular event was a success, drawing hundreds of attendees, and noted that the lakes are currently full. He reported that SRP will be shutting off the lake water on November 20, 2025, with the shutdown potentially lasting up to 30 days. Brad announced that Sam and Sandy have resigned from the board of directors and briefly outlined how the board plans to move forward with filling those positions. He may also speak at the City of Mesa utility meeting on December 1, 2025, with other board members potentially in attendance. The goal is to ensure that the City is focusing on the right priorities for the community.

#### **VII. Treasurer’s Report:**

- A. Brad mentioned that Katelyn is on vacation so there is no treasurers report for this meeting.

#### **VIII. Committee Reports**

A. *Recreation Committee:* Jeanne Smith provided a community update. She mentioned the pickleball tournament and how successful it was. Jeanne mentioned they received a new applicant to become a member of the Recreation Committee. A vote was taken to determine how many guests a resident can have during peak times.

1. Holly **MOTION**/Brad seconded to appoint David Koontz as a

Recreation Committee member, Motion passed unanimously.

2. Brad **MOTION**/Marc seconded to amend the guest policy to permit one guest per resident, reduced from three guests per resident, during the hours of 5:00 p.m. to 9:00 p.m. on Tuesday, Thursday, Friday, Saturday, and Sunday, effective January 1, 2026. The motion passed with an affirmative vote of 5-1, with Mike voting Nay.

Holly and Mike requested that the Board revisit the pickleball motion after 6 months time has passed to evaluate how the activity is progressing.

*B. DRAC - Architectural Review:* Steve provided a quick update on the amount of architectural requests processed this past month.

*C. Master Planning:* Tim McElreth provided an update on ongoing projects. Members joined management to review water usage around Dobson. The City of Mesa presented its Water Fluence Program to evaluate landscape conditions and potential water savings. A pool furniture survey with several options is expected to be released before the end of the year. The Board unanimously approved the replacement of the pool shower tower at Los Altos in accordance with the reserve study. The La Casita lighting project for the Grande Room is completed. The Board also unanimously approved replacing the lighting on the Monte pathway near Lake 7 with the same bollards currently used near Lake 1 and Laguna Park. The scheduled vendor walk was postponed to a later date.

*D. Water/Lake Management:* Christa Tropin provided an update on the water/lake management committee meeting. The October water and lake report was reviewed, including weekly golden algae monitoring. An update was provided on the Lake 1 cleanup, with Agave expected to draft a proposal. A quorum was not met at the meeting, but it was noted that the lakes are currently full. Plans for the January Fishing Derby at Los Altos Lake 1, held from 7–10 a.m. and coordinated with Recreation's "Saturday at the Park" and the artisan market, were discussed. Brad reviewed the upcoming SRP water shutoff and compared it to previous years. Additional updates included tree replacements around Los Altos and the upcoming boat parade.

*E. Budget & Finance:* Steve mentioned there was no quorum at this month's meeting.

*F. Preschool:* Amanda provided a quick update on the committee meeting this month. More than 50 people have registered for the Turkey Trot so far. Breakfast with Santa is coming up, and registration is still open. There has been some pushback regarding the increase in preschool tuition, and the committee is evaluating future options for adjusting the preschool schedule.

## **IX. Management Report**

Steve Burns presented the Management Report. He noted that homeowner delinquency has risen to 14%. During the reporting period, management handled

119 phone calls, processed 53 architectural submissions, completed 24 escrows, and helped set up 26 new homeowner portal accounts. At this time, 74.97% of residents are registered on the portal, and 45.85% receive their statements electronically. Steve also reviewed ongoing projects, including work in the pump room, the La Casita Grande Room lighting project, and the nearing completion of the tennis windscreen installations. He highlighted recent community events such as the community garage sale, Fall Clean-Up, and Spooktacular, and noted that upcoming events include Breakfast with Santa and the Turkey Trot.

A. **Facilities Maintenance Report:** Marc Diaz gave an update on ongoing and completed projects. He noted that the monument wall letters at several corners of Dobson are being repaired and repainted. He emphasized that a specialized painting method is necessary to maintain the letters' original colors.

## X. Old Business

A. No Old Business was discussed in the meeting.

## XI. New Business

### A. Annual Meeting Discussion

a. Brad **MOTION**/Mike seconded to include homeowners with violations in the quorum for the annual meeting vote, while excluding homeowners who are delinquent in assessments from counting toward the quorum. The motion passed unanimously.

### B. Committee Appointment

a. Holly **MOTION**/Mike seconded to have Linda Burrier join and chair the DRAC Committee. Motions passed unanimously. Marc was absent during the vote.

### C. Bylaw Amendment Discussion

a. There was discussion from the board of directors regarding lowering the amount of board members from 9 to 7. The board requested to specifically name the bylaw discussion on the agenda for upcoming meetings.

b. Marc **MOTION**/Brad seconded this was tabled until the next General open board meeting. Motion passed by unanimous vote.

### D. Dock Discussion

a. Steve reported that the dock survey was completed by 270 residents. The results showed that two-thirds of respondents voted to remove the dock now and replace it at a later date, while one-third voted to replace it immediately. Tim provided examples highlighting the dock's importance to Dobson, including its role in generating community revenue.

i. Brad **MOTION**/Marc seconded to proceed with removing the Saratoga dock. The motion did not pass in a 3-3 vote. Amanda stated no, Holly stated no, Mike stated no, Brad stated yay,

Marc stated yay, Linda stated yay.

- ii. Holly **MOTION**/Mike seconded to install a temporary piling at the Saratoga dock to allow additional time for the board to review all relevant information before deciding on the dock's removal. The motion did not pass in a 3-3 vote. Amanda stated yay, Marc stated Nay, Holly stated Yay, Brad stated Nay, Linda stated Nay, Mike stated yay.

**E. Los Altos Pump Room Discussion**

- a. Brad **MOTION** Marc seconded to approve Rainforest Plumbing and Air to repair the drainage in the pump room at Los Altos to have the project not to exceed \$130,000 out of the operating budget. The motion passed by unanimous vote.
- b. Mike mentioned that he would like to have the pump room added to the Reserve for the next year.

**XII. Next Meeting Date:**

The Board is planning not to hold a meeting in December. If a December meeting does take place, it will be held on December 17, 2025. If no December meeting occurs, the next meeting will be held on January 28, 2026. The workshop is scheduled for January 8, 2026.

**XIII. Adjournment**

A **MOTION** was made by Brad to adjourn the general session meeting at 9:31PM.

Respectfully submitted:  
Cesar Martinez  
Independent Recording Secretary