



The Dobson Association, Inc.
Board of Directors General Session Meeting
Wednesday, October 22, 2025 at 7:00pm
La Casita, Grande Room 2719 S Reyes, Mesa AZ 85202

Members Present:

President: Bradley Bettencourt
Treasurer: Katelyn Noble
Member: Sam Javelosa
Member: Sandy Murray
Member: Amanda Gutowski
Member: Linda Burrier
Member: Michael Snedeker
Member: Marc Lavender

Members Absent:

Vice President: Holly Prasetio

Homeowners Present: (12)

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 7:07PM.
- B. Pledge of Allegiance
- C. Completed verbal role call to establish quorum. Quorum established

II. Approval of Agenda

- A. A **MOTION** was made by Brad and seconded by Sam for the following resolution be adopted: RESOLVED: to approve agenda.
 - a. Amended Agenda to add Landscape Report after approval of meeting minutes The motion was carried and the resolution adopted by a unanimous, affirmative vote.

III. Approval of Previous Meeting Minutes

- A. A **MOTION** was made by Sam and seconded by Amanda for the following resolution to be adopted: RESOLVED: to approve September 24, 2025 General session meeting minutes.

- a. Amended by Brad to change 'Mark' to 'Marc', and to record that Marc and Sandy stated 'Nay' in the Collection Policy. Motion passed by affirmative vote.

IV. Landscape Report

- A. David Saldana provided an update on the community landscaping. An irrigation assessment has been completed. Backflow testing is currently underway. The installation of winter rye seed will begin soon. David will provide a copy of the irrigation assessment to Steve.

V. Open Comments

- No homeowner comments

VI. President's Report:

- A. Brad provided an update on community projects. He presented the Los Altos plumbing project and reported that the Monument Wall at Meseto and Alma School is currently being repaired. The lakes have been replenished from recent rainfall. Brad also mentioned that a project is in progress with the City of Mesa. The reserve study is nearing completion. He further noted that the Spooktacular event will be held this Saturday.

VII. Treasurer's Report:

- A. Katelyn presented the Budget and Finance Committee report. She noted that September operating expenses were \$7,800 over budget, primarily due to purchases for the Spooktacular event. Additional costs from the recently received invoices for the Monument Wall on Meseto and the dog park gate also contributed to this month's overage. Katelyn provided an update on the Operating and Reserve account balances and shared the latest information on the community's investments.

VIII. Committee Reports

A. *Recreation Committee:* Jeanne Smith provided a community update. She discussed plans to organize a basketball tournament. Jeanne also reported that the gate on the lake side of the pickleball courts is currently not functioning. In addition, she noted that during pickleball peak hours, from 5:00 p.m. to 9:00 p.m., residents are limited to bringing one guest instead of three. There was a discussion from homeowners in the audience about this topic.

1. Brad **MOTION** Katelyn seconded to only have 1 guest instead of 3 guests during peak hours between 5PM-9PM, 7 days a week. This will start on January 1st. Motion failed 1-5-2 votes. Brad stated Yay and two board members abstained on this motion.

B. *DRAC - Architectural Review:* Sandy Murray provided the Architectural Committee update. She reported that operations are running smoothly and that architectural requests are being processed quickly and efficiently.

C. *Master Planning*: Tim McElreth provided an update on ongoing projects. He reported on the status of the monument corner walls at Dobson and Guadalupe, noting that Agave will be submitting an additional proposal. Tim also shared an update on the La Casita splash pad project, confirming that a color has been selected and a recommendation has been provided to the Board.

D. *Water/Lake Management*: Katelyn Noble provided updates on the lakes. A lake bottom inspection was completed, with no obstructions found that would affect refilling. Recent weather has helped restore water levels, and bass have been stocked in the lake. She also shared updates on the 'Fishing Derby' and noted that the 'Artisan Market' and 'Saturday at the Park' will occur on the same day.

E. *Budget & Finance*: Katelyn Noble provided the committee update. The committee met at La Casita to review the September financial statements and made related recommendations. They requested that Steve Burns update account details on the reference document. The committee reviewed bids for two projects: the splash pad resurfacing, with a recommended not-to-exceed budget, and the Lake 8 Ballard lighting project, with guidance on whether funding should come from reserves or the operating budget. Katelyn also noted that a potential new committee member will join once her application is submitted.

F. *Preschool*: Steve reported that the committee has recommended an adjustment to preschool tuition rates to ensure that all expenses are covered in the 2026 budget.

1. Amanda **MOTION**/Sam seconded accept preschools recommendation to adjust preschool tuition rates, Motion passed unanimously by affirmative vote.

G. *CC&R(Ad- Hoc)*: No representative was available to present the update.

H. *Policy (Ad-Hoc)*: No representative was available to present the update.

IX. Management Report

Steve Burns presented the Management Report. Homeowner delinquency has decreased from 11% to 8%. During the reporting period, there were 216 phone calls, 43 architectural submissions, 24 escrows, and 36 new homeowner portal accounts set up. Currently, 74% of the community is registered on the homeowner portal, and 54.31% receive paper statements via email. Ongoing projects include an engineering study, lake level monitoring, and infrastructure inspections to assess lake conditions. The audit is available on the homeowner portal, and the reserve study is still in progress. Additional updates were provided on Lake 8 lighting, further lake maintenance, and the Los Altos pump room. Steve also shared information on upcoming community events.

A. Facilities Maintenance Report: Marc Diaz reported on training Shane, the new maintenance hire. Roof leaks were identified at the Saratoga and La Casita recreation centers. Marc also provided an update on the lakes and stated that he will contact SRP and try to adjust the water level to 200 miner's inches.

X. Old Business

- A. No Old Business was discussed in the meeting.

XI. New Business

A. 2026 Budget Approval

- a. Brad **MOTION**/Sam to accept the proposed budget to increase Assessments by 5%, Motion passed unanimously.

B. Splash Pad Resurface Project Discussion

- a. Brad **MOTION**/Sam seconded to Robertson's Recreation Surfaces for splashpad not to exceed \$70,000 to be paid from Reserves, Motion passed unanimously.

C. Lake 8 Lighting Project Discussion

- a. Brad **MOTION**/Katelyn seconded to approve Tap and Son's bid proposal for lighting installation, \$34,000 are to be paid from Reserve funds and the rest from operating funds not to exceed \$55,000. The motion passed unanimously.

D. Common Area Guidelines Update

- a. The membership discussed the schematics and implementation plan for parking signs in the common areas.
- b. Brad **MOTION**/Amanda seconded to accept the proposed common area guideline verbiage provided from the association's attorney. Motion passed by affirmative 6-2 votes.

E. Engineering Consultation

- a. The racquetball engineer report was reviewed and discussed. The condition of the court was evaluated, highlighting potential issues. A decision will need to be made on whether the court should be demolished and repaired. The final determination is expected to occur at a later date.

XII. Next Meeting Date: November 19th is the next Board meeting. A board workshop is being held on November 13th.

XIII. Adjournment

A **MOTION** was made by Brad to adjourn the general session meeting at 8:58PM.

Respectfully submitted:
Cesar Martinez
Independent Recording Secretary